



Atholl Cottage, Killiecrankie, Pitlochry, PH16 5LR

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# Buying with Next Home

Atholl Cottage, Killiecrankie, Pitlochry, PH16 5LT

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We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



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First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

# About the Area

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Aldclune is a peaceful and scenic hamlet located near Killiecrankie, set within the heart of Highland Perthshire and surrounded by beautiful countryside.

The area is well known for its stunning woodland walks, riverside scenery and access to outdoor pursuits, including the historic Pass of Killiecrankie and nearby walking and cycling routes.

Despite its tranquil setting, Aldclune is conveniently positioned for access to Pitlochry, which offers a wide range of shops, cafés, schools and transport links, including a mainline railway station. The area also benefits from easy access to the A9, providing straightforward connections to Perth, Inverness and beyond.

Aldclune offers a rare blend of rural tranquillity, natural beauty and practical connectivity, making it a highly appealing location for those seeking a quieter lifestyle without isolation.





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# Property Summary

A picture-perfect traditional cottage that has been thoughtfully re-imagined for modern living — Atholl Cottage is the definition of *old-world charm meeting the 21st century*.

Set within a generous plot, this delightful home instantly captures the heart with its classic stone exterior, while a stylish contemporary extension to the rear transforms the way the home lives and flows.

At the heart of the property lies a beautiful modern kitchen, complete with an attractive vaulted ceiling that floods the space with natural light. This space flows effortlessly into the dining area, creating a welcoming hub ideal for everyday living, entertaining, and long, relaxed meals with family and friends. There is also tri folding doors which lead to the patio.

The original cottage retains its cosy character, most notably in the inviting lounge, where a wood-burning stove provides and is the perfect place to unwind after a day exploring the surrounding countryside.

A versatile study on the ground floor offers excellent flexibility and could easily be converted into a third bedroom if required. Also on this level is a modern shower room and a WC.

Upstairs, the accommodation continues with two generous double bedrooms, both offering charm, comfort, and peaceful outlooks, alongside a well-appointed family bathroom.

Outside, the large garden and grounds provide space, privacy, and endless potential — whether for relaxing, gardening, or simply enjoying the stunning Killiecrankie setting.

Atholl Cottage is a rare blend of character, comfort, and modern design — a true chocolate-box home that has been carefully brought into the modern era without losing its soul.



# Key property features

- ✓ Rare to the market
- ✓ Large garden
- ✓ Recently extended
- ✓ Potential for 3rd bedroom
- ✓ Chain free
- ✓ Popular residential area
- ✓ Close to Pitlochry
- ✓ Ideal family home
- ✓ Modern kitchen and shower room
- ✓ 3 reception rooms & 2 bathrooms













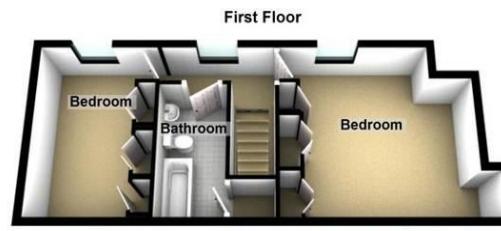
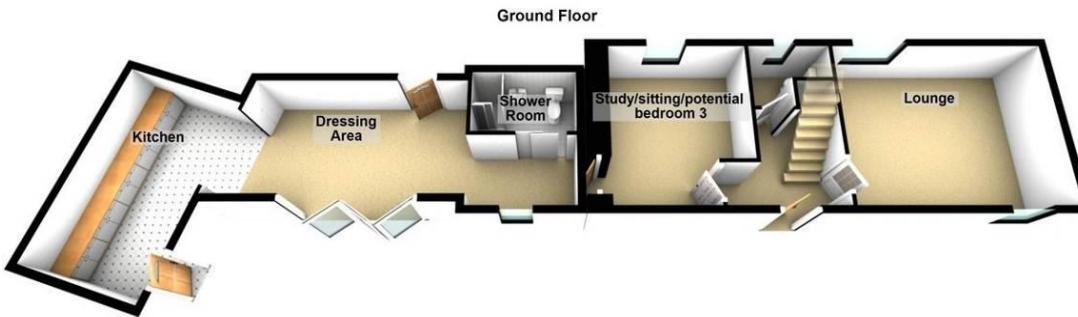
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# Floorplans

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# Property Room sizes

## HALL

## LOUNGE

15' 6" x 15' (4.72m x 4.57m)

## STUDY/BEDROOM

15' 2" x 11' (4.62m x 3.35m)

## DINING AREA

17' 1" x 9' 5" (5.21m x 2.87m)

## KITCHEN

16' 4" x 11' 3" (4.98m x 3.43m)

## SHOWER ROOM

7' x 7' 6" (2.13m x 2.29m)

## BEDROOM

14' 4" x 13' 3" (4.37m x 4.04m)

## BATHROOM

10' 1" x 4' 5" (3.07m x 1.35m)

## BEDROOM

13' 2" x 10' 3" (4.01m x 3.12m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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