



Morag Cottage Bed & Breakfast

163 Atholl Road, Pitlochry, PH16 5QL

McEwan Fraser Legal
Solicitors & Estate Agents



Location

Pitlochry

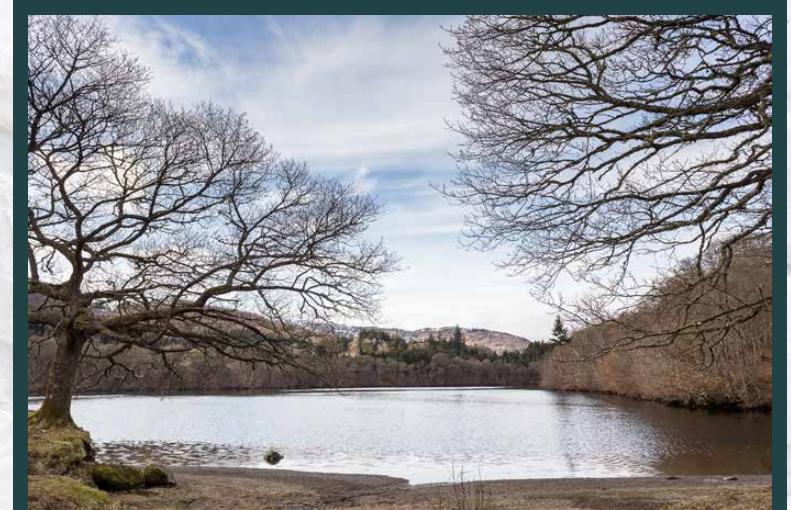
Pitlochry is a hugely popular tourist destination and is busy all year round. If one is thinking of running a B & B then there would be ample trade for this.

Pitlochry is the largest town in Highland Perthshire, it has a long-established reputation as a tourist destination built up from the time of the railway arriving 150 years ago. Located circa 30 minutes north of Perth, close to the Cairngorms National Park, Pitlochry is considered the gateway to the Highlands and has many attractions for tourists and locals alike including a world-renowned Salmon Ladder, the smallest traditional distillery in Scotland “Edradour” and a superb Festival Theater.

Pitlochry is set in spectacular scenery and is ideally located for touring Highland, Perthshire or further afield with Edinburgh 75 minutes to the south, St Andrews 90 minutes to the south-east, Loch Ness 95 minutes to the north and Braemar and Royal Deeside 90 minutes to the northeast.

Whether you are a walker, cyclist, golfer, skier or climber you will find plenty of opportunities to enjoy outdoor pursuits in and around the area.

With all of the local amenities, you would expect from a town of this size including cosy local pubs, restaurants, hotels, a railway station, petrol station, co-operative supermarket, regular farmers market, schooling for all ages and a medical centre, Pitlochry has a close community feeling.



Morag Cottage

Bed & Breakfast

Situated in the picturesque Victorian town of Pitlochry, “Morag Cottage” is a truly magnificent five bedroom detached villa, of which one bedroom is used in the meantime as an office, with a beautiful private garden. Centrally located a short walk from the heart of the town and on a main bus route, “Morag Cottage” has the perfect balance of traditional charm and modern practicality. The original stone villa has been beautifully maintained. The house has been trading very successfully as a bed and breakfast for the last 30 years. The current owners have now ceased trading owing to retirement and Grandchildren.

Approaching the property you will be charmed by the traditional symmetry and proportions, a practical porch leads to the front door and on to the welcoming hallway. To your right is the elegant lounge with a front-facing window. To the left of the doorway is bedroom 1 with a full wall of built-in wardrobes.

Returning to the hallway, tucked under the stairs you will find a large practical storage cupboard, and to the left of the hallway an office. Currently used as an office, this space could be re-purposed as bedroom five. Next to this room is the bathroom with bath and shower enclosure. The kitchen offers a range of modern units at floor and wall level with ample space for the kitchen table and chairs. A door conveniently opens from here to the large conservatory where breakfast is served. Another door leads to the inner hall so guests do not have to enter the kitchen. Outside there is a utility room with ample space for

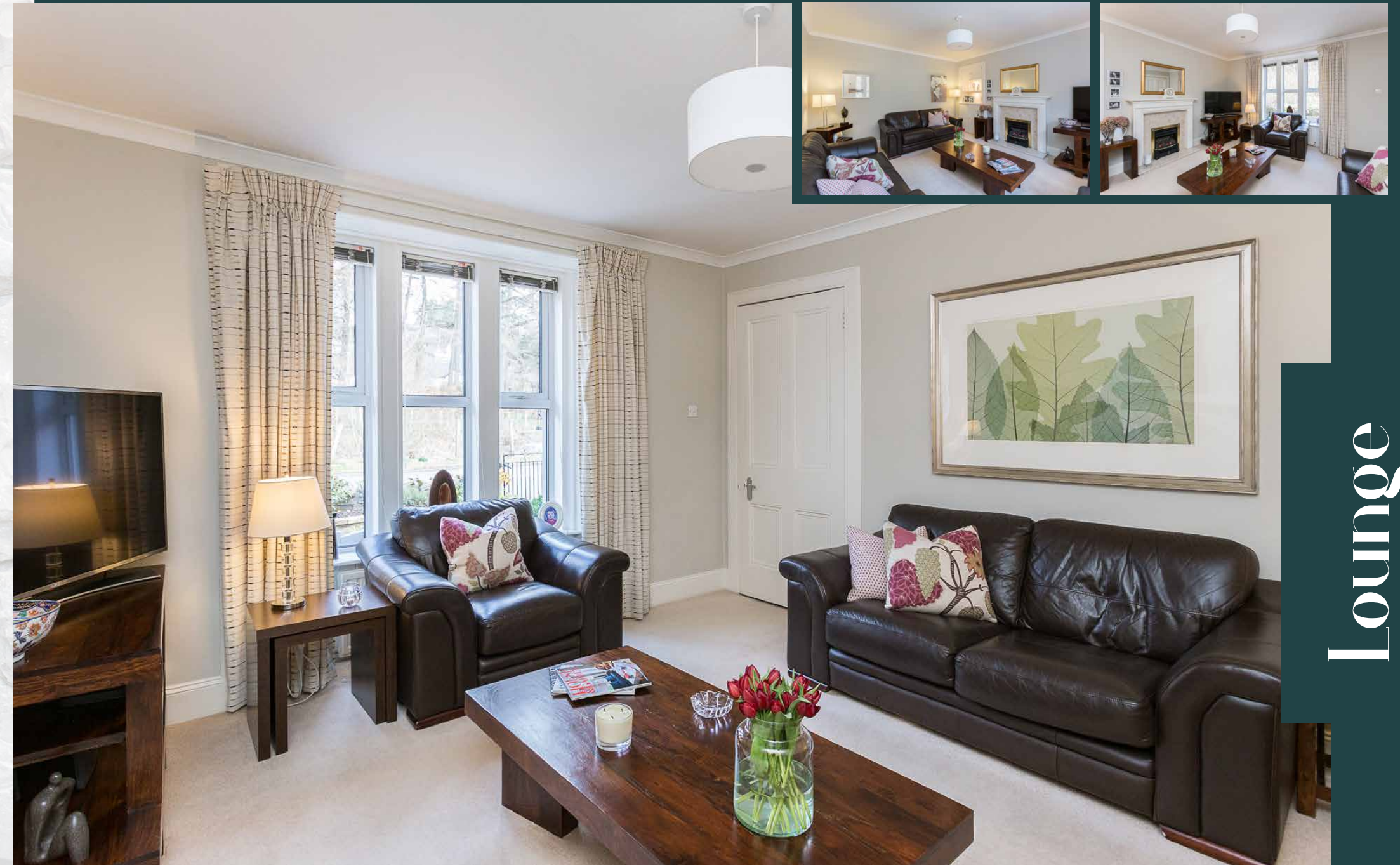
washing machine and tumble dryer etc.

Travelling upstairs you will discover the half landing offering a bedroom with attendant shower room and built-in wardrobe. Further up the stairs are two more bedrooms each with ensuite shower rooms. A box room offers excellent storage or potential to create a small study.

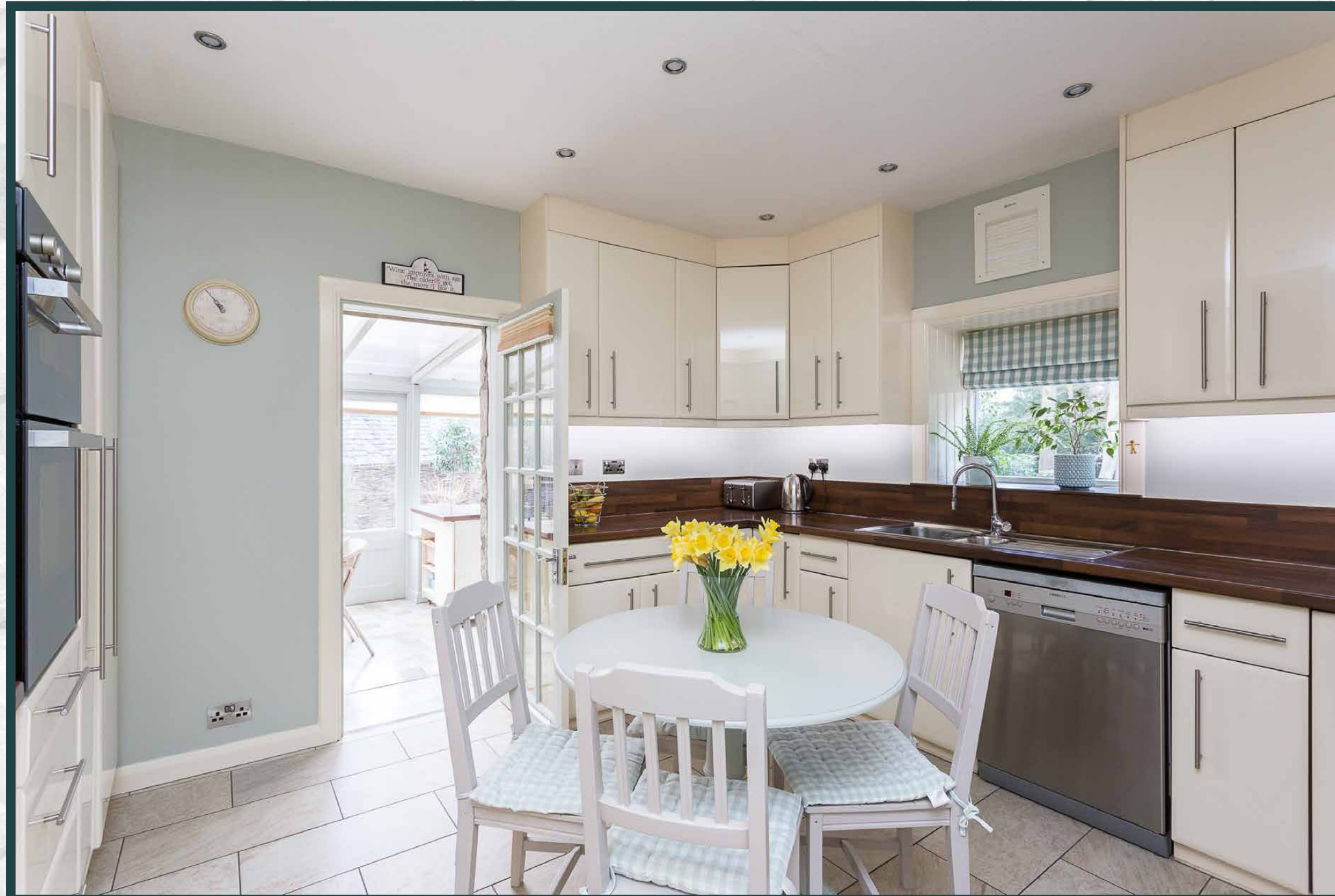
The rooms are tastefully decorated and sympathetically designed to maximise the space for guests whilst remaining at one with the original house.

The beautiful established garden has something for everyone and the gravelled driveway offers off-street parking for three cars.

Whether you are seeking a family home or a small business, Morag Cottage will not disappoint.



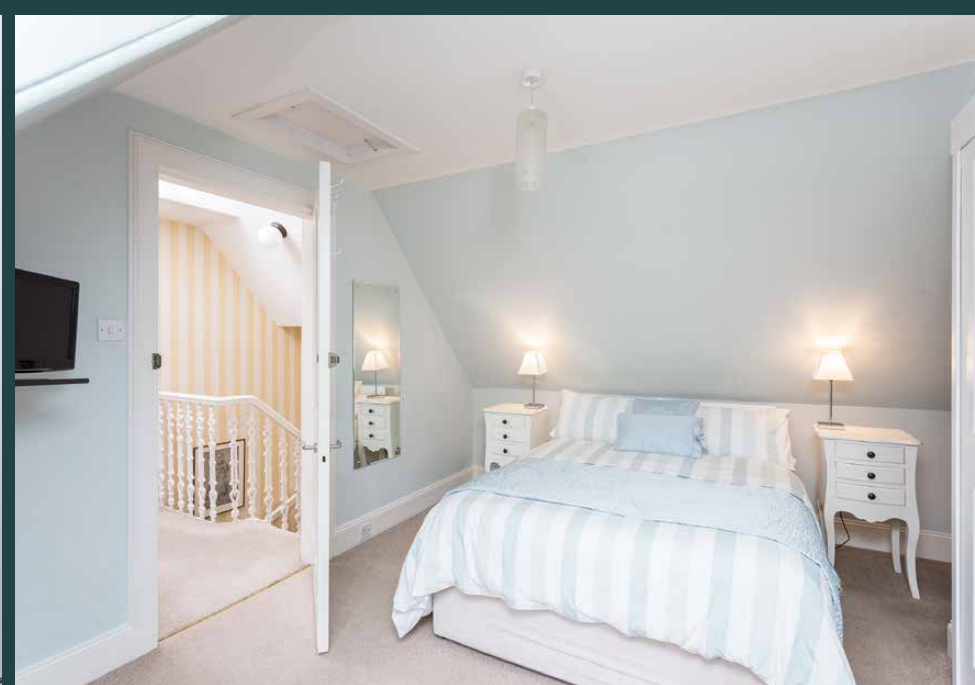
Lounge



Kitchen & Conservatory



Bedrooms & en-suite



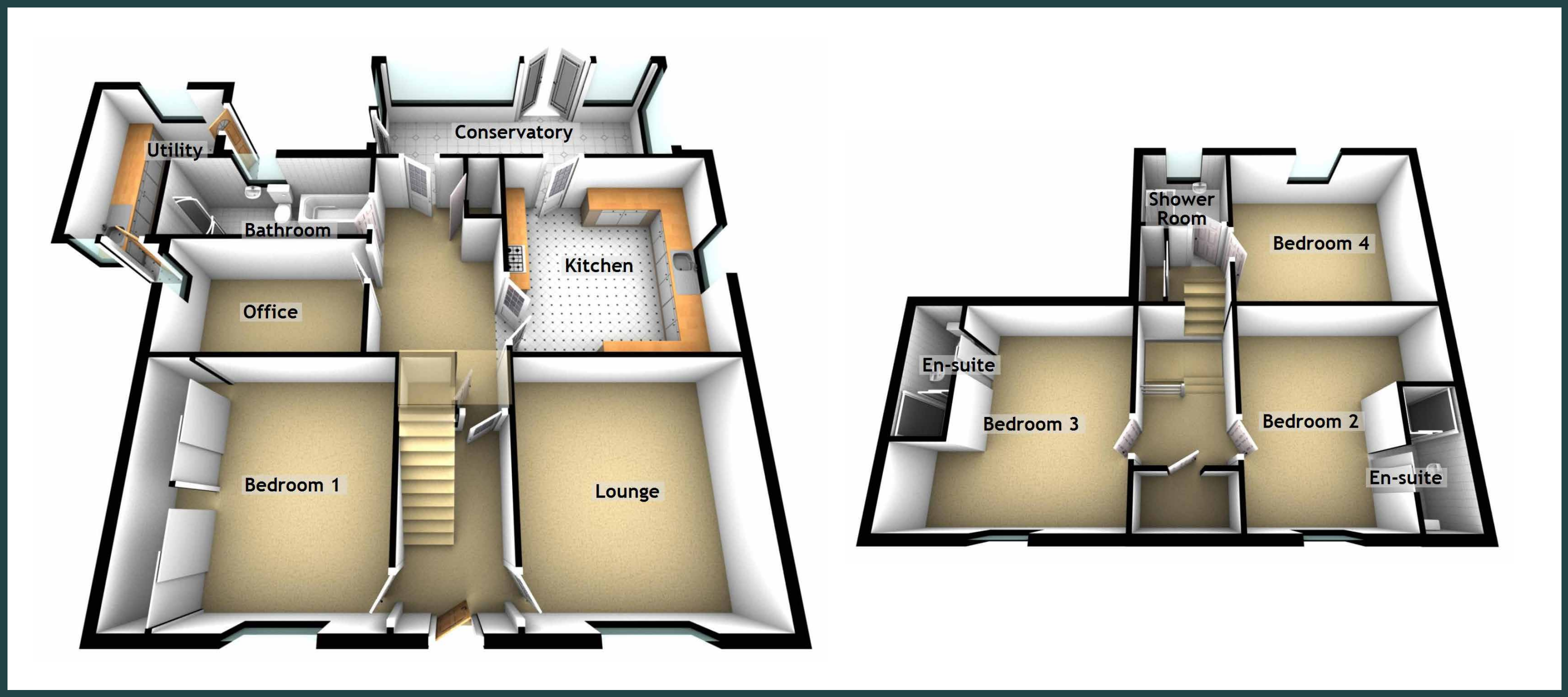


—◆—
 “... a truly
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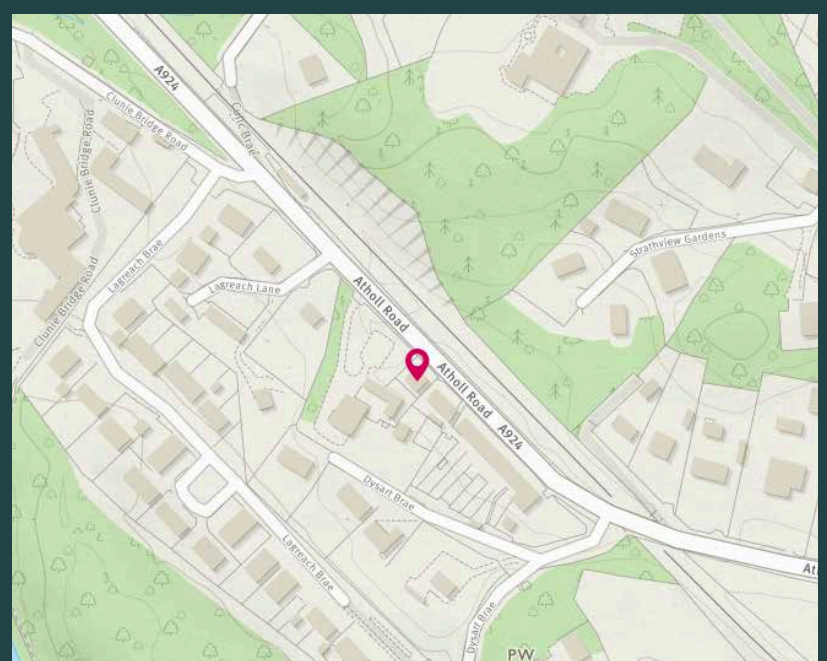


Bathroom & Shower Room



Specifications & Details

Approximate Dimensions (Taken from the widest point)	
Ground Floor	
Lounge	4.20m (13'9") x 3.90m (12'10")
Kitchen	3.80m (12'6") x 3.70m (12'2")
Conservatory	5.80m (19') x 2.30m (7'7")
Utility	3.40m (11'2") x 2.50m (8'2")
Office	3.60m (11'10") x 2.20m (7'3")
Bedroom 1	4.20m (13'9") x 3.40m (11'2")
Bathroom	3.90m (12'10") x 1.70m (5'7")
First Floor	
Bedroom 2	4.10m (13'5") x 2.90m (9'6")
Bedroom 3	4.10m (13'5") x 2.00m (6'7")
Bedroom 4	3.90m (12'10") x 3.50m (11'6")
Shower Room	1.80m (5'11") x 1.70m (5'7")





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