

# Grace Cottage

MILTON OF CULTOQUHEY, CRIEFF, PH7 3QX



*THREE BEDROOMS AND  
TWO PUBLIC ROOMS*



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McEwan Fraser Legal is delighted to offer part exchange. Step into the timeless allure of this charming three-bedroom cottage, where traditional charm meets spacious modern living. Nestled within a classic stone construction, crowned with a slate roof, this residence exudes character and warmth, inviting you to embrace a lifestyle of comfort and grace. The original parts of the cottage are thought to date back 300 years ensuring an abundance of character.

The heart of this cottage is the dining kitchen, a space where culinary delights unfold against a backdrop of rustic elegance. Two public rooms provide versatility and ample space for both relaxation and entertainment. The elegantly spacious lounge, complete with a fire insert, offers a cosy retreat. The cottage boasts a thoughtfully designed shower room for convenience, and the sitting room, generously proportioned, accommodates a large dining table and chairs alongside sofas and occasional furniture, a testament to the flexibility of this charming abode. Additional practical features include a utility room and a boiler room, ensuring functionality seamlessly intertwines with the cottage's inviting aesthetic. With approximately 150 square meters of living space, this home offers a canvas for personalisation and creativity.

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**Sitting Room**





*"...THE HEART OF THIS COTTAGE IS THE DINING KITCHEN, A SPACE WHERE CULINARY DELIGHTS UNFOLD AGAINST A BACKDROP OF RUSTIC ELEGANCE..."*





**Bedroom 1**





**Bedroom 2**



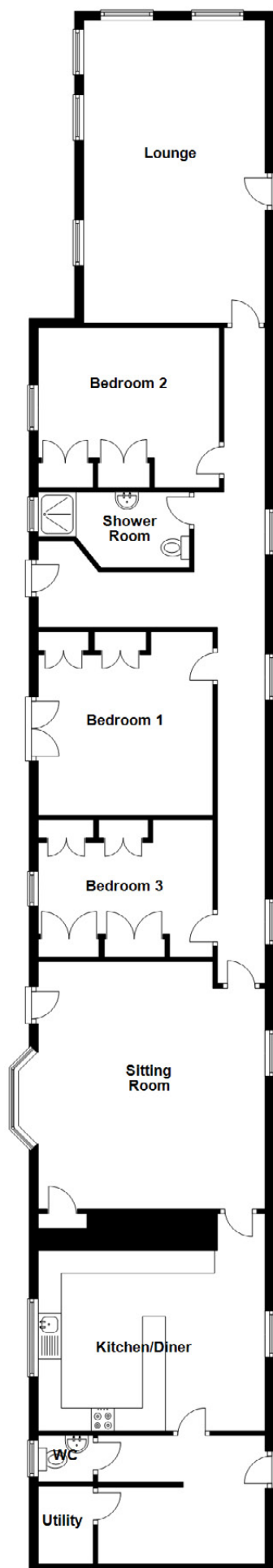




**Bedroom 3**







Approximate Dimensions  
(Taken from the widest point)

|               |                                |
|---------------|--------------------------------|
| Lounge        | 6.60m (21'8") x 3.95m (13')    |
| Sitting Room  | 5.40m (17'9") x 4.94m (16'3")  |
| Kitchen/Diner | 4.94m (16'3") x 3.95m (12'11") |
| Bedroom 1     | 4.00m (13'2") x 3.80m (12'6")  |
| Bedroom 2     | 3.95m (12'11") x 2.85m (9'4")  |
| Bedroom 3     | 3.80m (12'6") x 3.00m (9'10")  |
| Shower Room   | 3.30m (10'10") x 1.31m (4'4")  |
| WC            | 1.20m (3'11") x 1.00m (3'4")   |
| Utility       | 1.70m (5'7") x 1.20m (3'11")   |

Gross internal floor area (m<sup>2</sup>): 150m<sup>2</sup>

EPC Rating: E







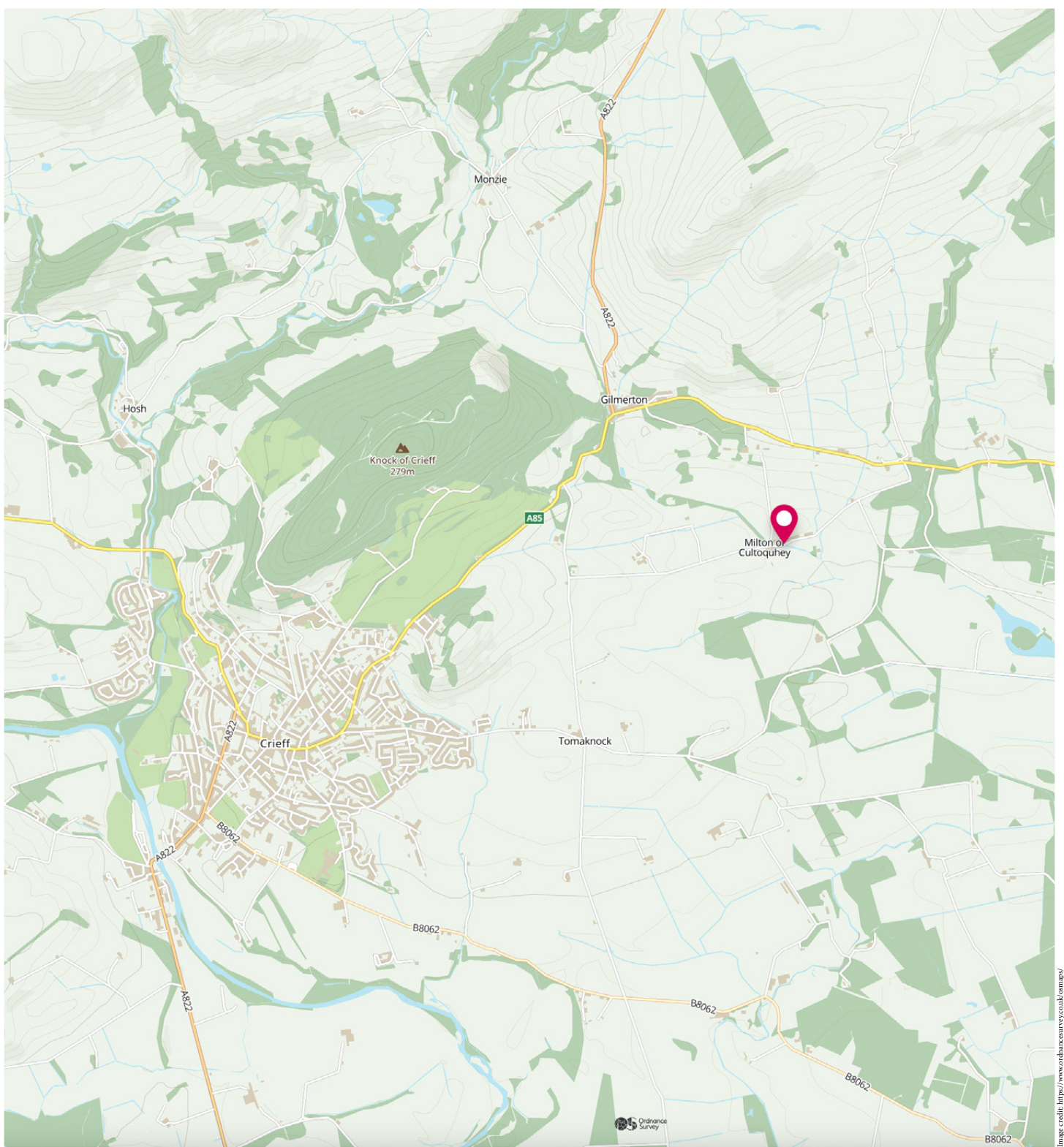


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Nestled within the picturesque landscape of Crieff, Milton of Cultoquhey is a charming locality that captures the essence of Scottish tranquillity and natural beauty. Located just a short distance from the heart of Crieff, this idyllic setting offers a perfect blend of rural serenity and convenient access to amenities. Milton of Cultoquhey is embraced by the stunning scenery of Perthshire, known for its rolling hills, lush greenery, and the meandering River Earn. The surrounding landscape provides a scenic backdrop that changes with the seasons, creating an ever-evolving masterpiece of nature.

For those who appreciate history and architecture, nearby Crieff boasts a rich heritage, including historic buildings, charming shops, and local eateries. The town is also known for its vibrant arts and cultural scene, offering residents and visitors a delightful array of experiences. Milton of Cultoquhey offers a peaceful retreat, allowing residents to savour the tranquillity of the countryside while remaining well-connected to the amenities and cultural offerings of Crieff. Whether you seek the solace of nature or the vibrancy of a welcoming community, this location seamlessly combines the best of both worlds, inviting you to experience the beauty and charm of rural Scotland in the heart of Perthshire.

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