



*This home is a “must visit”, bring your imagination and enthusiasm for a country lifestyle and the ability to create your own dream cottage*



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Mossgiel is a delightful three-bedroom detached home some 4 miles East of Dunkeld and past some of the most stunning scenery including golf courses and lochs with commanding views over the fertile countryside. This characterful home would benefit from a degree of modernisation, she is not perfect, but the charm will captivate you with spacious accommodation and gardens. Formerly a cottage belonging to the Church, the church hall or Sunday school, is now incorporated into this detached home and forms a fantastic lounge.

# THE LOUNGE



Accommodation is spacious and bright. On arrival, a garden room welcomes the visitor and leads into the hallway. The lounge is magnificent with bags of potential. Formerly the Church hall, this room has a barrelled ceiling, dual aspect from five windows, and double doors to the hall and onwards to the gardens. The room is carpeted and there is a large log-burning stove.

# THE KITCHEN



The kitchen is country-style with a range cooker standing alongside a freestanding electric cooker for convenience. There is ample room for a dining table in the kitchen. The utility room sits off the kitchen and there is a cloakroom with a toilet and wash hand basin. Bedroom three is also on the ground floor.



# THE UTILITY & WC



# BEDROOM 3





The upper floor holds two more bedrooms and the family bathroom. There are extensive gardens and a gated drive.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2

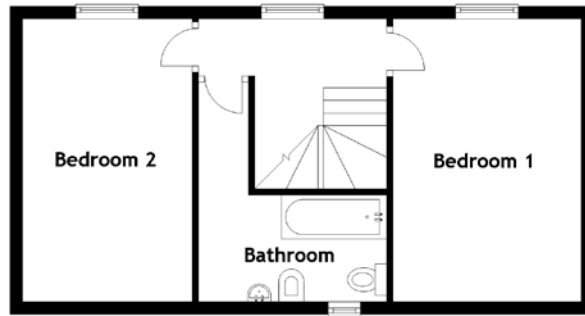
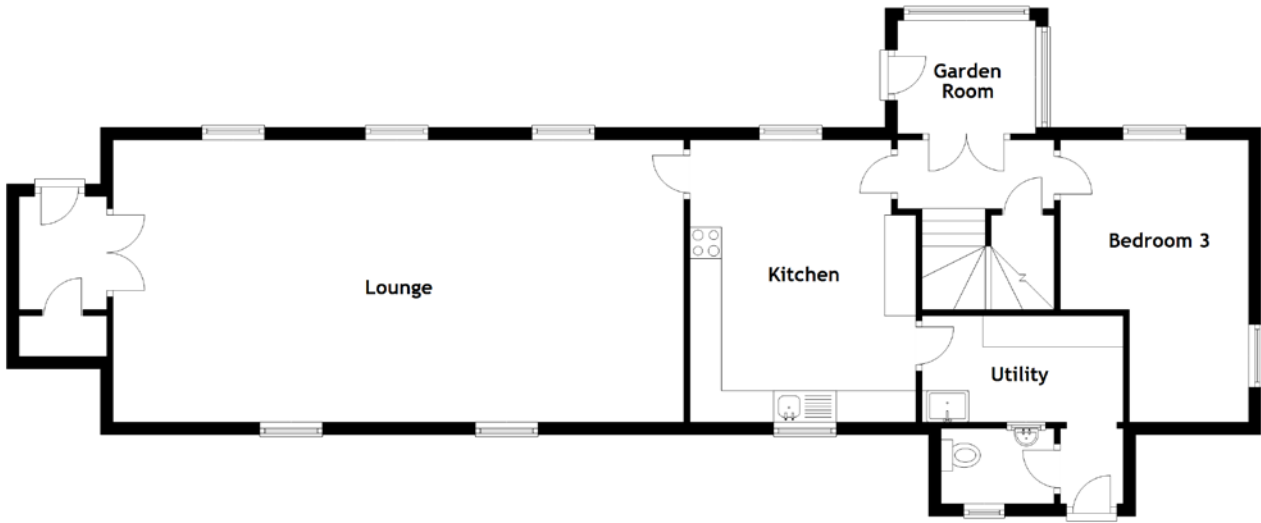




# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

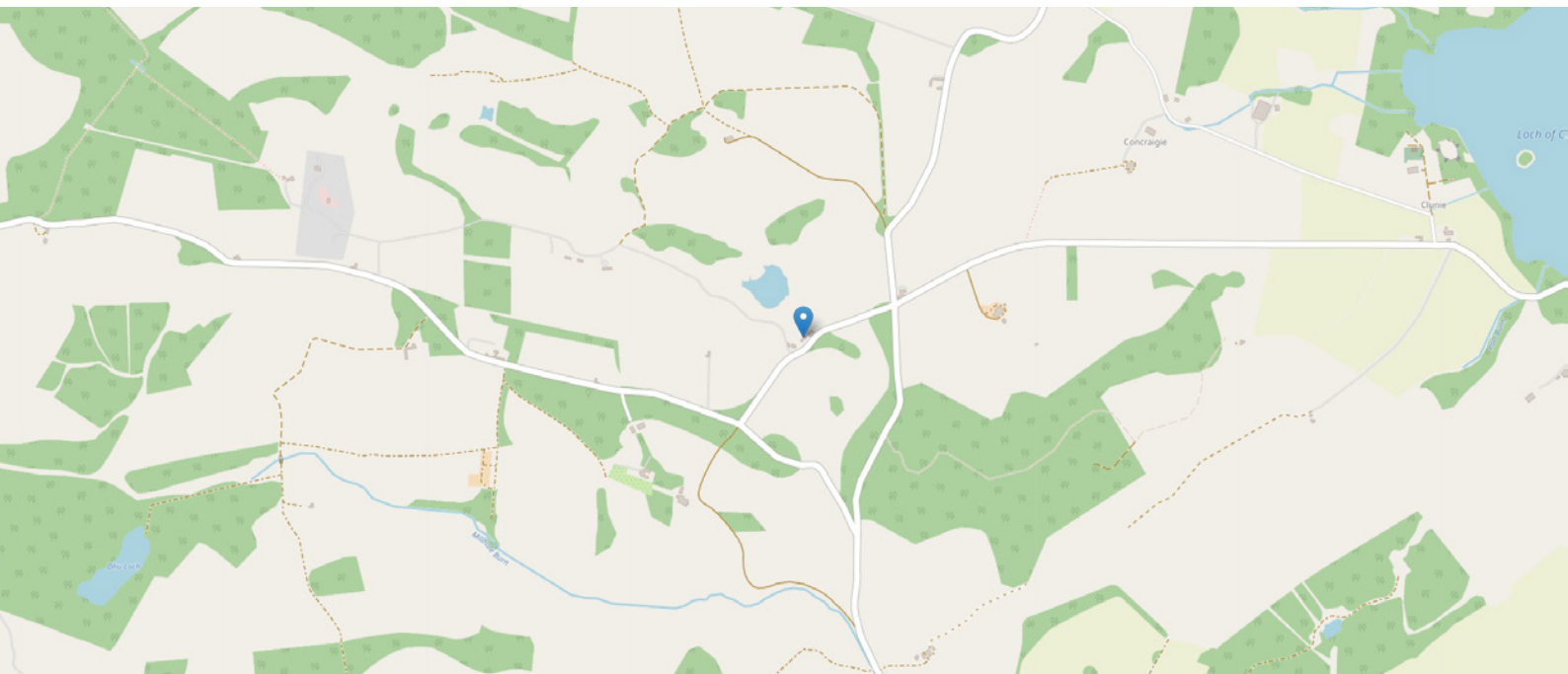


Approximate Dimensions  
(Taken from the widest point)

Lounge	9.10m (29'10") x 4.50m (14'9")
Kitchen	4.50m (14'9") x 3.60m (11'10")
Utility	3.20m (10'6") x 1.70m (5'7")
Garden Room	2.20m (7'3") x 1.80m (5'11")

Bathroom	3.50m (11'6") x 3.00m (9'10")
Bedroom 1	4.70m (15'5") x 3.00m (9'10")
Bedroom 2	4.70m (15'5") x 2.70m (8'10")
Bedroom 3	4.50m (14'9") x 3.00m (9'10")

Gross internal floor area (m<sup>2</sup>): 134m<sup>2</sup>  
EPC Rating: F



# THE LOCATION

The picturesque adjoining villages of Birnam and Dunkeld are situated at the heart of beautiful Perthshire and are easily accessed via the A9, around ten miles north of Perth. Dunkeld offers a wide range of activities in the surrounding area. The Birnam Institute and Art Centre depict the story of Beatrix Potter and her family, Birnam Wood is mentioned in Shakespeare's Macbeth and one of Dunkeld's main attractions is its beautiful Cathedral, which was the original Seat of Kings.





Along with these excellent tourist sites attracting many visitors all year round, there is an abundance of outdoor activities including walking, fishing for salmon and trout along the River Tay, cycling, golfing and much more. The Dunkeld Hydro is nearby offering many leisure opportunities. Other Local amenities also include the Birnam Post Office, cafes, local convenience store, book shop and gallery. Neighbouring Dunkeld has a variety of specialist shops, Hotels, restaurants and bars as well as a health centre, primary school, and nursery. Overall, Dunkeld is an ideal location to enjoy all Perthshire has to offer by way of village life yet ideal for commuters with its own train station and easy access to the A9 providing easy commuting access to Perth, Pitlochry and all major cities and airports in the Central belt.



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