



**West Haugh Farmhouse West Haugh, Pitlochry, PH16 5TF**  
**Offers over £475,000**

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# West Haugh Farmhouse West Haugh Pitlochry, PH16 5TF

- Stunning country villa
- Sitting room with vaulted ceilings
- Off-street parking
- Excellent storage space
- Oil-fired central heating
- 5 bedrooms 3 en-suite
- Large kitchen/dining/family room
- Lovely views
- Family bathroom & shower room
- Double glazing

This stunning 5 bedroom (3 en-suite) country home enjoys an idyllic location just outside the charming Perthshire town of Pitlochry. Boasting notably light and spacious accommodation throughout, the property has been skilfully designed to combine charm and character with many stylish features and modern efficiencies. It also features many quality features throughout including solid wood flooring and doors, picture windows, vaulted ceilings, quality kitchen and bathrooms and more.

The property is entered into a welcoming boot hall/vestibule with cloakroom WC and which leads into an impressive reception hall. The elegant sitting room boasts beautiful vaulted ceilings and the large open-plan kitchen/dining/family room also features a wood-burning stove and walk-in larder. There is also a separate utility room, handy downstairs shower room and a versatile double bedroom/office/snug. On the first floor there is a well lit landing, a large master bedroom including an en-suite bathroom with separate shower cubicle, two additional double bedroom with their own en-suite shower rooms and a further double bedroom which enjoys jack-and-jill access into a family bathroom.

Externally the property enjoys some pleasant views. The grounds are predominantly laid with lawn with some lovely seating areas positioned to capitalise on the picturesque setting. There is also off-street parking for a number of cars and some eye-catching dry stone walls.

Offers over £475,000



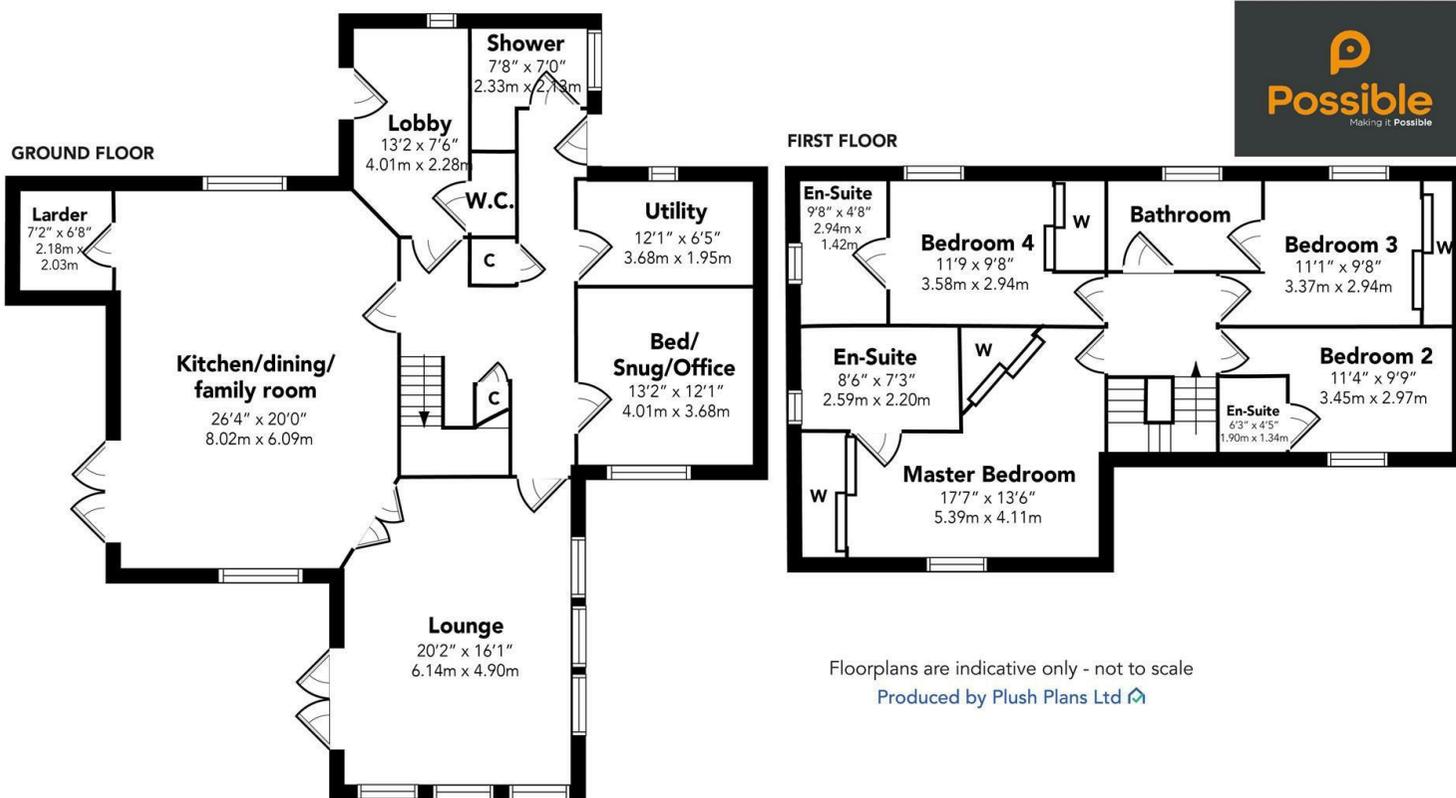


## Location

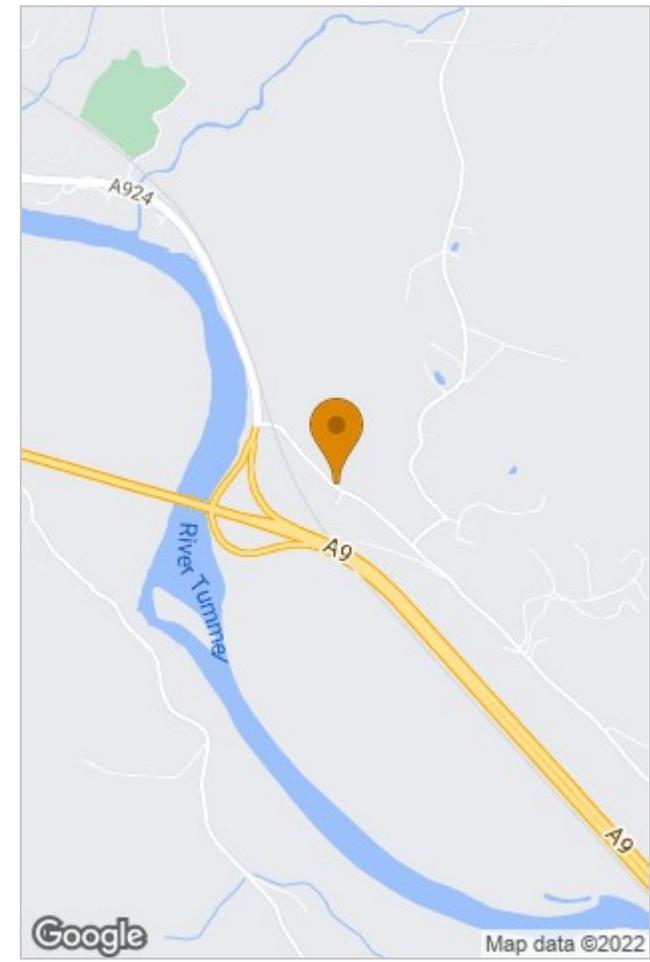
West Haugh is a small hamlet on the outskirts of Pitlochry, ideal for commuters and those who enjoy the outdoors. Pitlochry is a vibrant tourist destination in the heart of Highland Perthshire, bursting with amenities, services and outdoor pursuits. Located just off the A9 it is easily accessible by road and is on the main London to Inverness rail route. The town also has schooling facilities, a medical centre, veterinary surgery, leisure centre, golf course, a host of cafes and restaurants plus many attractions including the famous Pitlochry Festival Theatre.







Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd



**Viewing**

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

