



**The Old Armoury** Pitlochry, Perthshire

**STRUTT & PARKER**



## The Old Armoury

Armoury Road, Pitlochry,  
Perthshire PH16 5AP

Close to the centre of Pitlochry, this charming family home has a pretty cottage annexe, which presently generates an income as a holiday let

Perth 28.5 miles, Edinburgh 72 miles, Glasgow 85 miles, Inverness 87 miles

**Main House - Ground floor:** Reception hall | Sitting room | Dining Room | Garden room | Kitchen | Family room | Family bathroom | Bedroom **First floor:** 3 bedrooms | Shower room | W.C

**Cottage Annexe - Ground floor:** Lounge/dining room | Kitchen **First floor:** Bedroom with en suite shower room

Private, landscaped garden | Parking for several cars

### The property

Dating back to the 1900s and originally built as a drill hall and armoury for the Black Watch Regiment, The Old Armoury has been extended and renovated over the years and is now a fabulous, family home full of character and charm and, with its flexible layout, offers purchasers the opportunity to generate an income from the attached, self-

contained holiday cottage, should they so choose, or it could easily be incorporated back into the main house, if preferred. The property has been very tastefully and sympathetically upgraded by the present owners and is sure to appeal to those with traditional or contemporary tastes alike.

Main house: A spacious hallway leads to an impressive sitting room, which features an exposed stone wall, inglenook fireplace with Morso wood burning stove, beamed ceiling, traditional wooden floorboards and bay window overlooking the rear garden.

Off the lounge is a very useful library/office area. There is a large dining room, which has access to the bright and airy garden room, which has three double doors giving direct access to a timber deck and the garden beyond. A cosy family room leads to the kitchen, which has been fitted with an array of Shaker-style units with co-ordinating work tops. French doors lead to a side patio area. Also on the ground floor is a bedroom and family bathroom, which has a free-standing roll top bath and walk-in double shower. On the first floor there are three bedrooms, a shower room and WC.

Cottage: With its own private access, the cottage has a lovely kitchen, large open-plan lounge and dining area and upstairs is a pretty bedroom with en suite shower room.





## Outside

The Old Armoury is surrounded by a fully enclosed garden, which has been thoughtfully designed to provide a number of distinct areas. The front has a large area of lawn bounded by a robust hedge with mature trees and shrubs providing privacy and shade. There is a large patio area, where a pretty, ornamental well with its own gargoyle, "Jimmy", can be found. (A further gargoyle hides not far away) and there is also a feature standing stone at the entrance to the property. To the rear, a timber deck overlooks the patio-style garden and is ideal for just relaxing as well as al-fresco entertaining. There are two driveways with parking available for several vehicles. There is also a large shed and log store to the rear.

## Location

The Old Armoury is situated within an idyllic, woodland setting, very close to Loch Faskally and Pitlochry Dam, in the Victorian spa town of Pitlochry. There is a good range of local services including banks, post office, supermarket, petrol station, medical centre and dentists, the Festival Theatre, 2 distilleries and a Salmon Ladder.

There is also a good range of restaurants and hotels in the town, while 10.5 miles to the north is the well-known shopping emporium, House of Bruar, which has a wide range of quality clothing, food hall, restaurant and gallery. Perth has a wide range of high street shops and businesses along with art galleries, concert hall, race course and leisure opportunities. For schooling, Pitlochry High School takes nursery, primary and secondary pupils. Some of Scotland's well-known independent schools in the area include Craigclowan, Strathallan, Kilgraston, Glenalmond College, Ardvreck and Morrison's Academy.

The property is ideally placed for access north and south via the A9. There is a train station in Pitlochry, which has services to Inverness, Edinburgh, Glasgow and London (including the sleeper). Dundee Airport (50.5 miles) has flights to London Stansted whilst Edinburgh and Glasgow have services to UK, European and international destinations.

The Perthshire countryside has always attracted people to the area due to its beauty, wildlife and wide range of sporting and leisure pursuits. Ben-Y-Vrackie and Schiehallion are amongst several nearby mountains, which are popular with walkers and there is a variety of water sports on Lochs Tummel and Tay. Salmon fishing is available on the rivers Tay, Tilt, Tummel and Garry, while stalking, pheasant, partridge and grouse shooting are widely available to let locally. For the golf enthusiast, there are several golf courses in the area and Glenshee Ski Centre (31 miles) has 21 lifts and 36 runs and offers skiing throughout the winter when conditions allow.



Cottage



Cottage



## General

**Local Authority** Perth & Kinross Council.

Tel: 01738 475000.

**Services** Mains electric, water and drainage.  
Oil central heating.

Wood burning stove in the lounge. Note, the services have not been checked by the selling agents.

**Council Tax** Band F.

**EPC** Band E.

**Fixtures and fittings** Fitted carpets and fitted kitchen appliances are included in the subjects of sale. Other items may be available by separate negotiation.

**Offers** Offers are to be submitted in Scottish legal terms to the selling agents. Prospective purchasers are advised to register their interest in writing after viewing to the selling agents in order to be kept fully informed of any closing date that may be set.

## Directions

From the A9, turn off into Pitlochry and follow the signs for the town centre (A924). Turn into Rie-Achan Road and turn right at bottom then follow the road for a short distance and pass under the rail bridge, keep left into Armoury Road and The Old Armoury is located on the left through the trees.

## Edinburgh

28 Melville Street, Edinburgh EH3 7HA

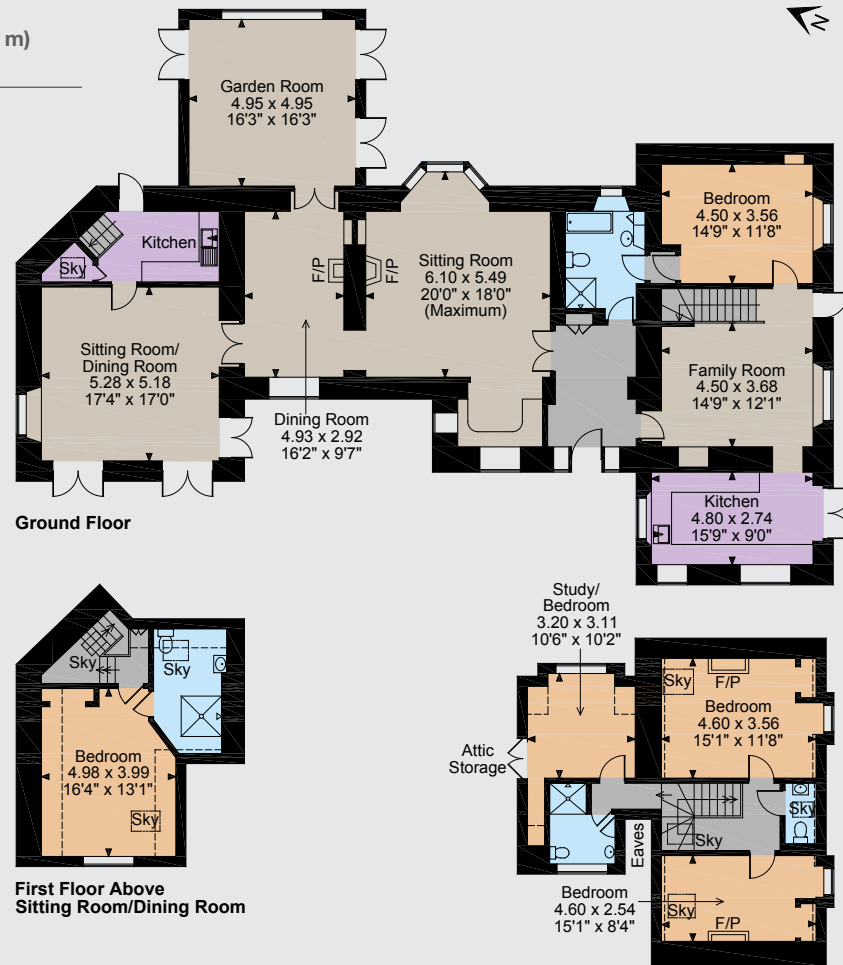
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60 offices across England and Scotland,  
including Prime Central London

**Floorplans**  
Internal area 2,997 sq ft (278 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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