



# NAB COTTAGE

21 TOBERARGAN ROAD | PITLOCHRY | PERTSHIRE



**RETTIE**







# NAB COTTAGE

21 TOBERARGAN ROAD, PITLOCHRY, PERTHSHIRE, PH16 5HG

A charismatic period home within the popular Highland Perthshire town of Pitlochry, offering spacious yet atmospheric accommodation, which has been tastefully modernised for comfortable contemporary living.

Nab Cottage is enviably positioned within a short walk of Pitlochry's principal thoroughfare and is accompanied by a generous and well-established garden.

## Accommodation

**Ground Floor:** Entrance Porch, Sitting Room, Dining Room with open-plan Kitchen, Conservatory, Study/Double Bedroom 5, Rear Hall/Utility Room, and Double Bedroom with en suite Bathroom.

**First Floor:** Landing, three Double Bedrooms, Family Bathroom, and additional WC.

**Exterior:** The plot at Nab Cottage bounds the house on all sides and includes a driveway to the East, accommodating off-street, tandem parking for two cars. There is a neat, walled garden to the front which contributes to the cottage's kerb-appeal, while to the West a private lawn garden spans around the conservatory. The landscaped rear garden is particularly well-proportioned and has a sense of seclusion, sheltered by established hedging and mature trees. It provides a lawn and well-stocked borders featuring an eclectic mix of ornamental shrubs and specimen trees.







## SITUATION

Nab Cottage is situated in the historic Perthshire town of Pitlochry, within the boundary of its Conservation Area. Known as the Gateway to the Highlands, Pitlochry and its rural surroundings are at the geographical heart of Scotland and have been established as a popular tourist destination since the Victorian era. The bustling town remains one of Scotland's tourism "honeypots" and services the surrounding rural hinterland with a generous range of shops, banks, professional services and schools, as well as an indoor leisure centre. It also hosts the famous Pitlochry Festival Theatre and the annual Enchanted Forest light display, as well as two distilleries, which cater to the thriving tourist trade, with whisky tours, tastings and visitor shops.

The town owes its popularity, in a large part, to good transport links. Pitlochry is served by the A9, the main route into the Highlands from central Scotland, as well as a main line railway station with a sleeper service to London.

The surrounding upland scenery and its wildlife are varied and rich. Local leisure pursuits include walking and cycling amidst the famously beautiful area. Loch Faskally, which lies adjacent to the town, offers both fishing and boating. Nearby, Blair Castle, one of Scotland's most pre-eminent stately homes, is a popular cultural attraction and has a restaurant and gift shop. The House of Bruar is within approximately a 10-mile drive and is considered one of Scotland's finest destination shopping facilities, stocking the highest quality produce, from food through to clothing. To the North, the Cairngorms National Park offers further outdoor pursuits including the popular Ski Centres at Glenshee and Aviemore, both of which are approximately an hour's drive from the property.

## GENERAL DESCRIPTION

Nab Cottage is a traditional, stone-built house, which has been sympathetically renovated and extended over the passage of time, to afford tastefully presented and comfortable modern living accommodation. Instilled with all charisma and charm of a country cottage, yet within walking distance of Pitlochry's principal thoroughfare, it is a deceptively spacious home with an abundance of atmosphere. Amongst its attributes, it features a farmhouse style kitchen with an Aga, a generous and private garden, and views over the town to the distant hills.

Evoking quintessential/archetypal period charm, the principal elevation of Nab Cottage has stone façade and is set beneath a pitched slate roof, animated by pretty dormer windows. A glazed porch, which has been designed in a traditional image, protrudes from the centre of the façade and provides an attractive entrance, while a quality Mozolowski & Murray conservatory has been tastefully appended to one side. Presiding proudly over its pretty front garden, the cottage is set back from the street beyond stone walls topped with trellis fencing and punctuated by a charming wrought iron pedestrian gate.

Internally, the cottage has been thoughtfully adapted by successive generations for contemporary comfort, with the introduction of double-glazed windows and a quality conservatory with under-floor heating, as well as the creation of a ground-floor bedroom with an en suite bathroom. The interior is immaculately presented, with much of the accommodation having been recently redecorated, using a well-coordinated palette of paints and modern carpets. In addition, the recent renovations saw the comprehensive refurbishment of the first-floor bathroom and WC.

Rare in a property of its age and character, the principal living accommodation is arranged in a layout which lends itself to both sociable day-to-day living and entertaining larger parties, when occasion demands. The country kitchen is open-plan to the dining room, which in-turn opens onto the sitting room, creating a relaxed through-flow to the accommodation.

## THE COTTAGE

The main entrance to Nab Cottage is set within a porch, which extends out from the principal elevation of the house and features a glazed apex roof and double doors. Lined with windows overlooking the garden, the porch is a bright space finished with timber-effect laminate flooring and has a door into the sitting room.

The handsomely proportioned sitting room is both the principal public room and something of a reception hall, showcasing a delightful period staircase, with a timber banister, prominent newel post, and a bullnose curtain step. Below the stairs, the spandrel of the staircase features charming/decorative timber panelling and a deep storage cupboard. The room's atmospheric lounge area features an exposed stone wall, which impresses a sense of the cottage's heritage and incorporates a recessed fireplace with a living flame gas stove, in the style of a vintage wood-burner.





The sitting room opens onto the neighbouring dining room and kitchen, by virtue of a wide wall-opening/archway - affording the sort of sociable, free-flowing living space so coveted by contemporary society. The dining room can easily accommodate both a full formal dining suite, as well as occasional lounge or study furniture, and extends into the kitchen. It is finished with farmhouse style tiling and is dual aspect with both a charming bow window, offering a private outlook to the side of the house, as well as a stretch of windows providing attractive views into the rear garden.

The country-style kitchen is fitted with timeless wall and floor units accented by timber worksurfaces, display shelving, and a gas-fired Aga with two ovens and two hotplates. It also has farmhouse-style floor tiling, a sink and draining board, a Hotpoint dishwasher, and a Hoover fridge/freezer.

The conservatory was designed by highly reputed firm, Mozolowski & Murray, and provides a second lounge space, governed by attractive views over the garden and to the distant hills beyond the town. It is finished to a high standard with timber flooring and electric underfloor heating, fitted bookcases, and timeless blinds.

An attractive appendage to the original cottage, it has an arched internal window into the sitting room, which makes for a quaint feature.

There is a third, versatile reception room positioned off the sitting room which, currently presented as a study, is suitably proportioned to serve as a family room or a double bedroom. It is lent character by virtue of an exposed stone fireplace turned bookshelf, which has a handsome timber mantelpiece and a stone hearth, as well as a pair of traditional shelved recesses. It also has a sash hand case window over the front garden, with a bench seat below.

Off the kitchen, the rear hall/utility room serves as a neatly presented and practical day-to-day entrance, with an exterior door providing access into the house from the driveway to one side. The mainstay of the inviting space is flooded with natural light from a stretch of ceiling windows and there is a glazed door, flanked by windows, which leads out to the rear garden. It is finished with coat hoots and farmhouse style floor tiling and has an alcove fitted with a roll top worksurface houses a Bosh washing machine and a Hotpoint tumble dryer (TBC), as well as the Worcester boiler.









The ground floor accommodation at Nab Cottage is completed by a double bedroom suite. Located off the rear hall/utility room, it is afforded a sense of privacy from the rest of the accommodation and, thus, lends itself to use as a self-contained guest suite. The bedroom capitalises on its position – protruding out from the rear of the cottage over the garden – with double aspect windows framing pretty and private views. The generously proportioned space has an additional Velux window, as well as downlighting and a generous fitted wardrobe. The accompanying bathroom is tastefully presented with neutral wall and floor tiling. It has a bath, complete with a handheld shower attachment, and a shower in a corner cubicle, as well as a heated towel rail and a vanity stand incorporating a WC and a wash hand basin.

On the first floor, the upper landing provides access to three comfortable double bedrooms, the family bathroom, and an additional WC. The landing has its own character with a charming window to the front of the cottage, a traditional shelved press cupboard, and fitted drawers which, whilst now sealed shut, add to the heritage aesthetic. The two bedrooms to the front of the cottage are similarly well-proportioned and each have a dormer window. One has a striking arched window with far-reaching views over the side of the property towards the hills which lie beyond the town, while the other has a fitted wardrobe. The third double bedroom overlooks the rear garden via a double window and has another sizeable, fitted wardrobe and a fitted cabinet. The family bathroom has been recently renovated to a contemporary standard and features grey oak effect laminate flooring, a wash basin set on a modern vanity cabinet, a WC, a heated towel rail, a wall-mounted mirror, and a bath complete with an overhead shower attachment and classic white tiling to the rear wall. The additional WC has been finished to a similar standard, with timber effect laminate flooring, a corner basin, and a heated towel rail.

#### GARDEN

The plot is a particular asset of Nab Cottage and frames the house attractively on all sides. The frontage of the cottage has been neatly landscaped with strips of lawn and planted borders. To the East, there is a gravel driveway providing tandem parking for two vehicles, while to the West a private lawn garden spans around the conservatory.

The rear garden is something of an urban idyll, being both remarkably private and very well established. Rising in a series of shallow terraces to the North, it is ensconced by a combination of tall hedging and a range of mature evergreen and deciduous trees. Its borders have been well-stocked with a variety of ornamental specimen trees and shrubs and its is lent character via traditional drystone margins. The upper lawn garden has been landscaped to great effect, with a trellis archway and a gravel path leading to a circular island in the centre, featuring a round bed planted with colourful Heather. Towards the back of the garden, there is a timber garden shed.

#### GENERAL REMARKS & INFORMATION

##### Viewings

Viewing is strictly by appointment through Rettie & Co. 11 Wemyss Place, Edinburgh, Midlothian, EH3 6DH. Tel: 0131 220 4160.

##### Services

Mains electricity, water, gas and drainage.

##### Fixtures

Only items specifically mentioned in the sales particulars are included in the sale price.

##### Burdens

Council Tax Band – E

##### Classifications

EPC Rating – TBC

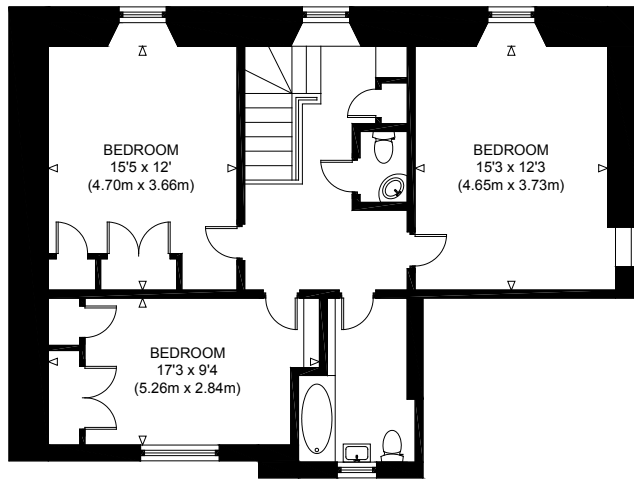
##### Tenure

Freehold

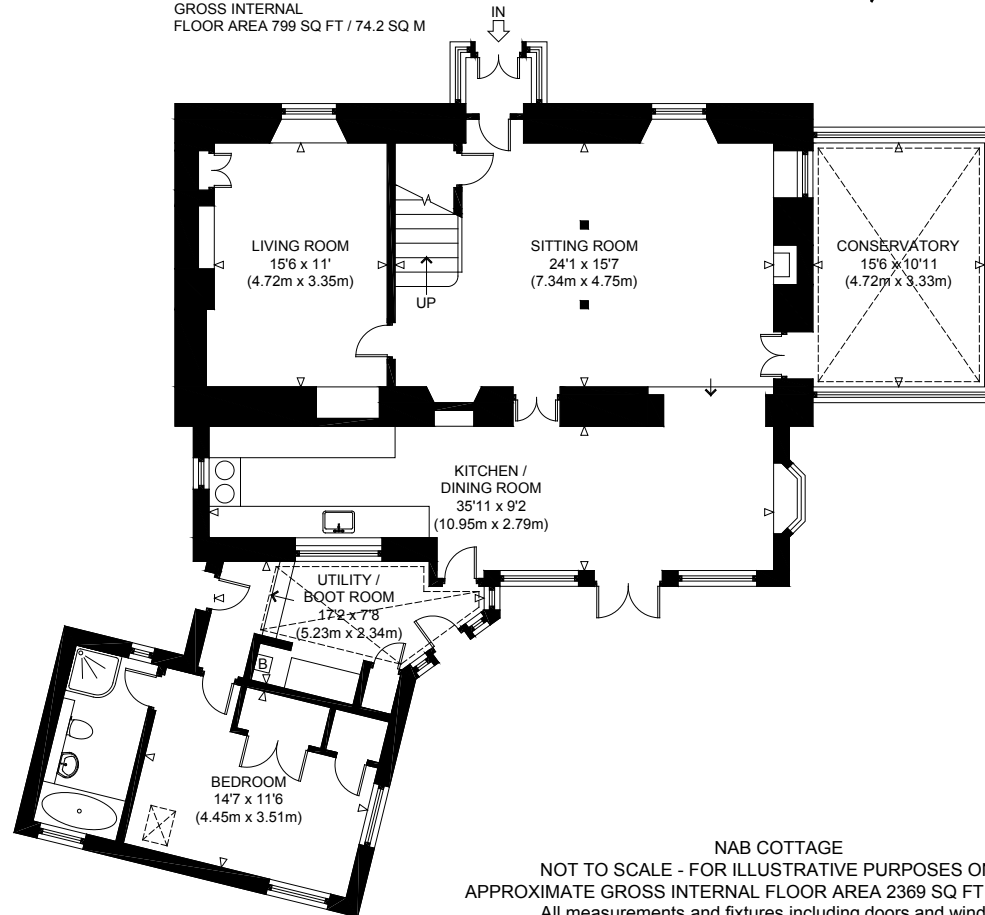
##### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co. & Rettie LLP's. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.





FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 799 SQ FT / 74.2 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1570 SQ FT / 145.9 SQ M

NAB COTTAGE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2369 SQ FT / 220.1 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.





#### Internet Website

This property and other properties offered by Rettie & Co. & Rettie LLP's, can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as Rightmove, On The Market and The London Office.

#### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

#### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co. or Rettie LLP's, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contract in reliance on the said statements, that they are satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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2. All Rettie floorplans are drawn to RICS standard. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. & Rettie LLP's have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.









**RETTIE**

11 Wemyss Place,  
Edinburgh, EH3 6DH

0131 220 4160

mail@rettie.co.uk

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**Proof and Source of Funds/Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.