

## Kinnaird Country House, Large Self Catering House by Pitlochry (Sleeps 11)

Kinnaird House is a beautiful Victorian Country House set on a south west facing hillside with panoramic open views across Perthshire farmland to hills, forests and mountains. It provides an ideal location for family get-togethers, wedding parties, golfing parties and groups looking for activity breaks such as walking, fishing and water sports.



This large self catering holiday home has recently been re-furbished and now offers luxury contemporary accommodation within a magical setting. It will sleep 11 in great comfort, offering good quality king sized beds and twin rooms with double aspect windows. There are 6 bedrooms (one on ground floor) and 5 bath/shower rooms in this well proportioned property, a drawing room with spacious bay window, a large dining room with antique oak table with high back comfy leather chairs and a large modern kitchen with range cooker and integrated appliances.

Kinnaird Garden Cottage adjoins the main house, forming the west wing and can be let separately or in addition to Kinnaird House (only if total party size does not exceed 12 persons).

### Main features

- Quiet location but within easy reach of all local amenities
- Drying area for wet clothing
- Bike storage
- Discounts on local bike hire, restaurants and certain activities
- Local award winning country pub nearby
- Six bedrooms - four with en suite
- Large Dining room with open fire.
- Additional table can be put up if you are also renting the cottage so that you can all eat together.
- Spacious modern kitchen with large range cooker and integrated appliances.
- Useful utility room / drying room with large capacity washer and dryer with pulley over
- Full central heating and double glazing throughout the property - making it a very warm house at any time of the year
- Front garden with deck, outside dining table and chairs and BBQ
- Linen for all beds, bath mats and towels, hand towels, tea towels, toilet rolls
- All cleaning materials for all bathrooms and kitchen plus tin foil, cling film, herbs, spices and store cupboard essentials

### Here are some useful notes about the house

- Electricity & Oil payable by meter reading on arrival & departure (First £20 provided free of charge).
- Flexible changeover days
- No pets
- No smoking
- Washing machine, tumble dryer, indoor pulley and outside drying green
- Plentiful private parking

Sorry unsuitable for the disabled due to nature of land and access steps although there is one bedroom downstairs, with adjacent shower room, which may suit the less able.

### Availability

Kinnaird House is available to rent on a weekly or short break basis. In the height of the summer we pretty much run Saturday to Saturday as this is what most people want. If you require your short break please let us know your requirements and we will do our best to accommodate you.

To reserve this property call us on: 01796 472843