

# Learig, 5 The Row

ENOCHDHU, BLAIRGOWRIE, PH10 7PE



*Charming three-bedroom terraced cottage in idyllic Enochdhu, an ideal home or holiday retreat*



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Jonny Clifford with McEwan Fraser Legal is delighted to present this enchanting three-bedroom terraced cottage in Enochdhu, a rare gem in the heart of Highland Perthshire.

Set in the peaceful and picturesque hamlet of Enochdhu, just a few miles from the village of Kirkmichael, this charming three-bedroom terraced cottage offers a rare opportunity to own a truly special home in one of Perthshire's most tranquil and scenic locations. With its blend of traditional character, tasteful modern upgrades, and a stunning private garden, this property is ideally suited as a main residence, a holiday retreat, or a highly desirable holiday let.

# THE LOUNGE



Internally, the cottage is full of warmth and charm. The two public rooms provide great flexibility. The main lounge is centred around a beautiful open fireplace, creating a cosy and inviting atmosphere, while the second reception room offers space for formal dining, a snug, or even a home office.



# THE DINING ROOM



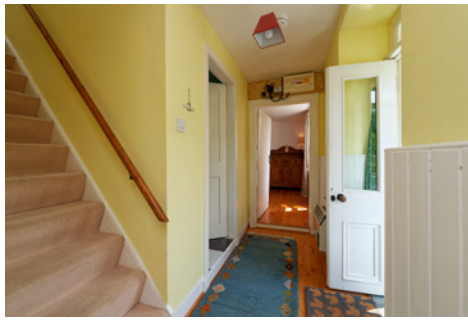


# THE KITCHEN



The kitchen has been newly fitted with modern units and worktops, offering both functionality and style, and is perfectly positioned to enjoy views over the rear garden.

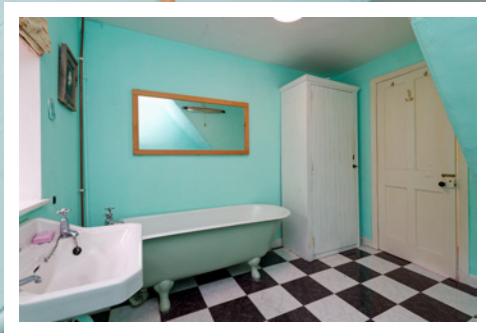




It offers three well-proportioned double bedrooms, each filled with natural light and views of the surrounding greenery. A spacious and neatly presented family bathroom completes the internal accommodation.

The home is heated via electric heaters including four new high-efficiency infra-red panel heaters, supported by the traditional open fire in the living room, giving it that authentic country cottage feel while still providing comfort all year round. The property also has brand new traditional sash and case double-glazed windows on the front aspect of the property; these are of the highest standard aesthetically and really help keep the heat in the home.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





Outside, the property truly shines. The garden is a peaceful and private haven, mature, well-maintained, and thoughtfully laid out. It's a space that encourages relaxation and connection with nature. Whether it's morning coffee on a sunny day, a quiet read in the afternoon, or entertaining friends on a summer evening, this outdoor retreat is a rare luxury in such a serene setting. The cottage has its own private parking space, accessed through a gate at the end of the garden. Further parking is available in a car park at the end of the row.

In all, this is a unique and enchanting property offering true rural charm with modern comforts, a place where life slows down, nature surrounds you, and the stresses of city living fade into the distance. Whether you're looking for a forever home or a peaceful retreat, this cottage deserves your full attention.

Early viewing is highly recommended.

# EXTERNALS

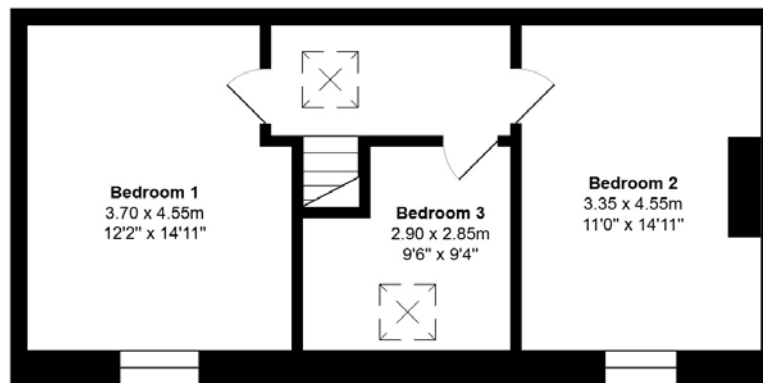
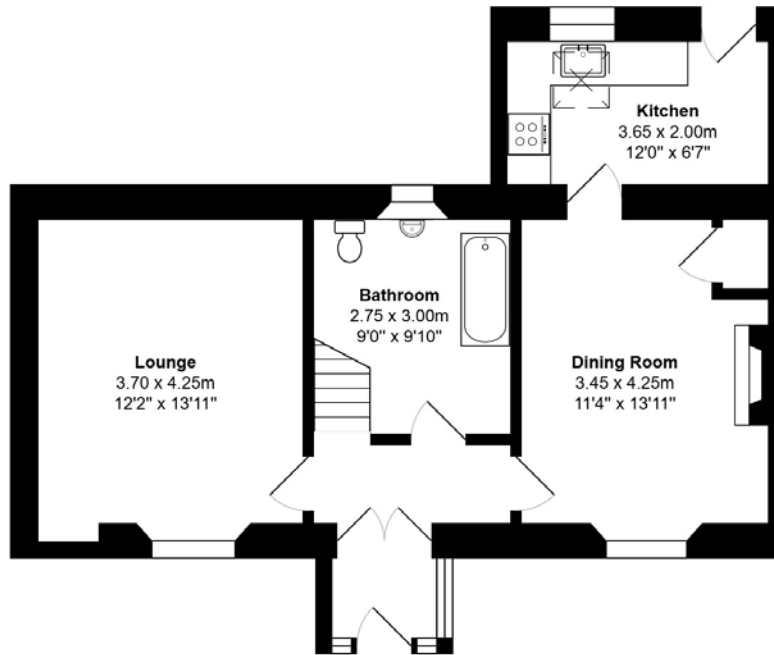






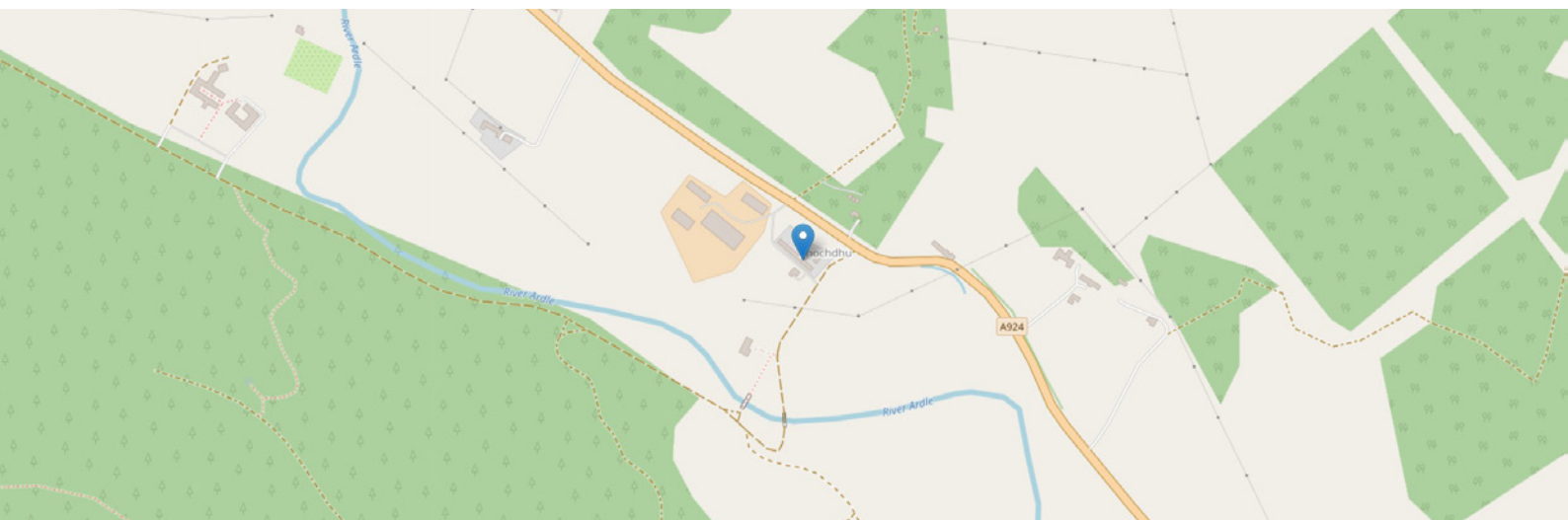


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup> | EPC Rating: G





# THE LOCATION

The cottage is directly on the CATERAN TRAIL, a well-known 64 mile/103km way-marked route through Perthshire and the Angus Glens. Enochdhu itself is a small, close-knit hamlet surrounded by rolling hills, forest walks, and the winding River Ardlie. It's a dream location for lovers of nature and outdoor pursuits, with countless walking, cycling, fishing, and wildlife opportunities right on the doorstep. The nearby village of Kirkmichael provides a shop, café, and pub, while the towns of Blairgowrie and Pitlochry are both easily reached for broader amenities and transport links.



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