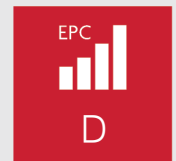
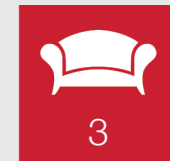




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## Elsy Cottage

Birnam, Dunkeld, PH8 0BW







## Summary

Welcome to Elsey Cottage, a traditional C-listed stone-built detached property which forms part of an exclusive collection of 11 homes set amongst a spectacular backdrop of mature trees and rolling hills. The property offers an idyllic sense of seclusion with a wealth of woodland walks on the doorstep, whilst being a mere 5-minute stroll from Birnam village train station. It is attractively presented throughout, boasting three doubles bedrooms and three reception rooms (two of which could potentially be used as further bedrooms if required). The impressive home is accompanied by generous private parking and a substantial rear garden frequently visited by birds and red squirrels. Extras: all fitted floor and window coverings, light fittings, and integrated appliances are included.

## Features

- A large C-listed detached house
- Part of the Birnam conservation area
- Set on a peaceful no-through road
- Neutrally decorated interiors throughout
- Bright entrance porch and hall with storage
- Living room with a gas stove
- Sitting room with an open fire
- Dining room with rear garden access
- Fitted kitchen that is well appointed
- Three large double bedrooms
- 3pc bathroom with an overhead shower
- A generous store and attic access
- Enclosed gardens to the front and rear
- Multi-car driveway and a detached garage
- Gas central heating and sash windows



"An impressive three-bedroom  
C-listed detached cottage with a  
stunning location in the Birnam  
conservation area"











"A wealth of woodland walks on the  
doorstep, including Birnam Hill,  
Inchewan Burn, and  
The River Tay Way"

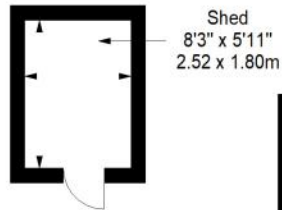




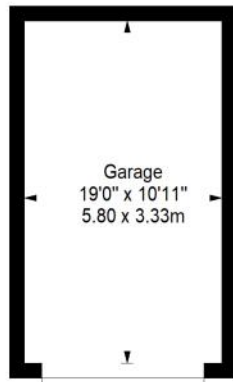


# Floorplan

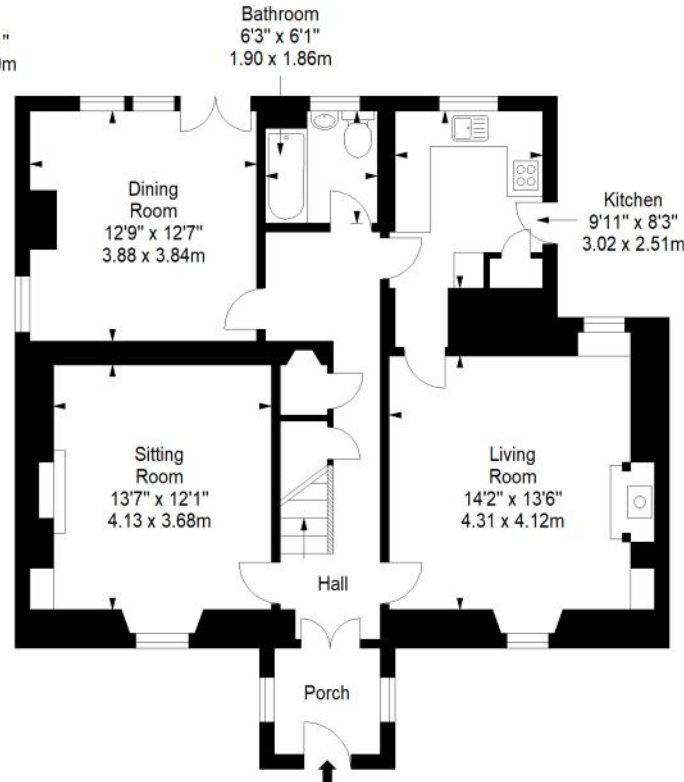
**Shed**  
Approx. 4.5 sq. metres (48.4 sq. feet)



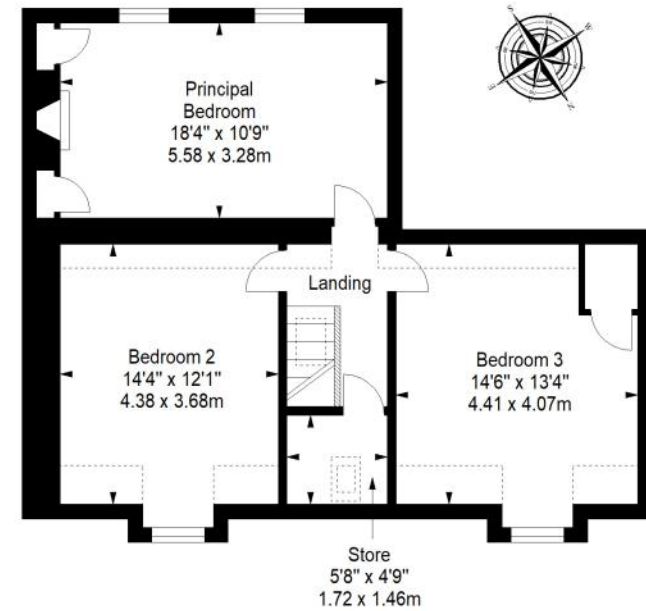
**Garage**  
Approx. 19.3 sq. metres (207.8 sq. feet)



**Ground Floor**  
Approx. 86.3 sq. metres (929.0 sq. feet)



**First Floor**  
Approx. 66.2 sq. metres (712.6 sq. feet)



Total area: approx. 152.5 sq. metres (1641.6 sq. feet)



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