



**DARACH**  
KILLIN, PERTHSHIRE

**Galbraith**







# DARACH, KILLIN, PERTHSHIRE

Charming smallholding with commanding views of Ben More

Killin 1.5 miles ■ Stirling 39 miles ■ Perth 43 miles

- 2 reception rooms and 4 bedrooms
- Large paddock to the front
- Flexible accommodation throughout
- Modern breakfasting kitchen
- Lots of natural light throughout the property
- Stunning countryside views

About 7.14 Ha (17.65 Acres)

For Sale as a Whole

**Galbraith**

Stirling  
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stirling@galbraithgroup.com

 OnTheMarket





### SITUATION

Darach lies in a spectacular setting amidst some of Highland Perthshire's finest scenery with commanding views of Ben More. Although secluded Darach is highly accessible, with the attractive village of Killin being some 1.5 miles to the south, providing a good range of day-to-day facilities including a primary school, bank, post office, supermarket and doctor's surgery as well as a number of hotels. Both Perth and Stirling, can be reached in just over an hour by car, and both provide an excellent range of shops, retail outlets, and other professional services together with good nearby leisure facilities. There are also railway stations at Perth and Stirling with regular services to both the north and south including overnight sleeper trains to London. The international airports of Glasgow and Edinburgh can be reached in approximately 1½ hours, and provide flights to UK, continental and international destinations.

Perthshire has an unusually high number of private day and boarding schools including Ardvreck and Morrison's Academy (both in Crieff). Darach lies within the catchment area for Killin Primary School and McLaren High School in Callander.

There are a wide range of recreational opportunities in the locality. These include hill walking, winter sports at Glencoe to the west and several golf courses nearby. Water sports may also be enjoyed on Loch Earn which includes a sailing club.

### DESCRIPTION

Darach is a beautifully appointed modern detached villa. The property is suited to modern family living with flexible reception rooms and spacious bedrooms. Finished to a very high standard both inside and out.

### ACCOMMODATION

Set over two floors the accommodation can be summarised as follows:

**Ground Floor:** Living Room, Kitchen, Dining Area, Sitting Room, Bathroom, Laundry Room and Bedroom Four.

**First Floor:** Master Bedroom, Bedroom Two, Bedroom Three, Bathroom and Office.

The accommodation is laid out in more detail in the floorplans contained within this brochure.

### GARDEN AND GROUNDS

Darach sits within its own well tended garden ground which is mostly laid to lawn with outstanding views to Ben More. With large gravel driveway and ample parking to the rear. The ground is well suited for grazing or keeping cattle, the owners currently keep horses.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Septic Tank	Freehold	Oil	Band F	C72	FTTC	YES

### FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

### DIRECTIONS

Darach is accessed via its own private driveway which runs off the A827 public road.

### POST CODE

FK21 8RA

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/huddling.derailed.cotton>





#### **SOLICITORS**

McLean & Stewart, 51/53 High Street, Dunblane, FK15 0EG

#### **LOCAL AUTHORITIES**

Stirling Council  
Old Viewforth  
14-20 Pitt Terrace  
Stirling  
FK8 2ET

#### **FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

#### **VIEWINGS**

Strictly by appointment with the Selling Agents.

#### **SECTION 75 - AGRICULTURAL OCCUPANCY CONDITION**

The occupation of the dwelling hereby permitted shall be limited to a person or persons solely or mainly employed, or last employed, in agriculture. Or to the spouse, ascendants, descendants and those living in family with such a person or persons.

#### **ANTI MONEY LAUNDERING (AML) REGULATIONS**

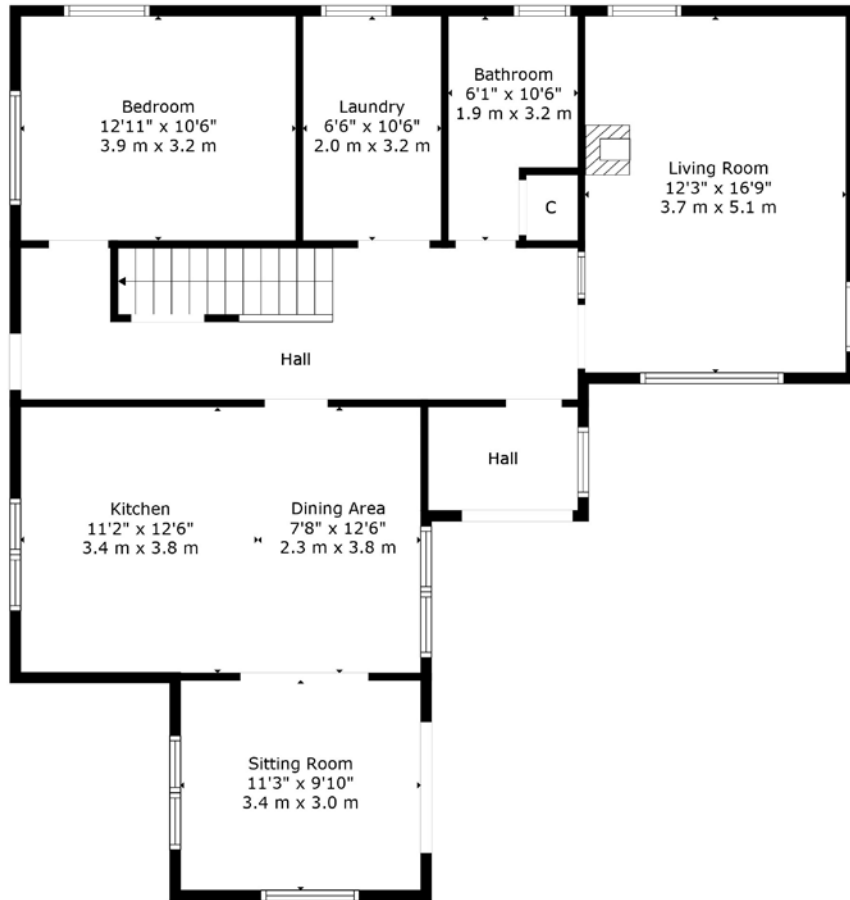
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

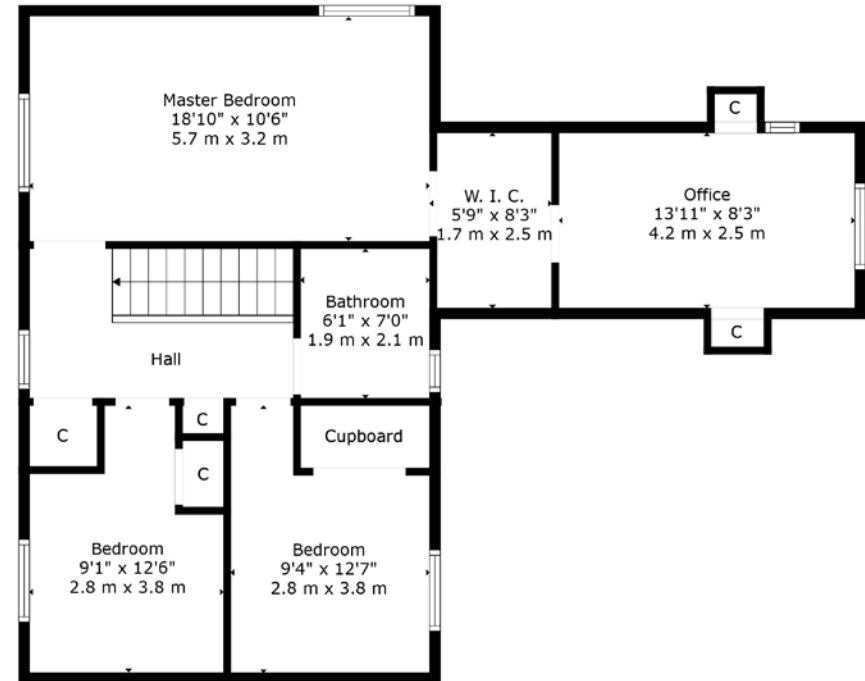








Floor 1



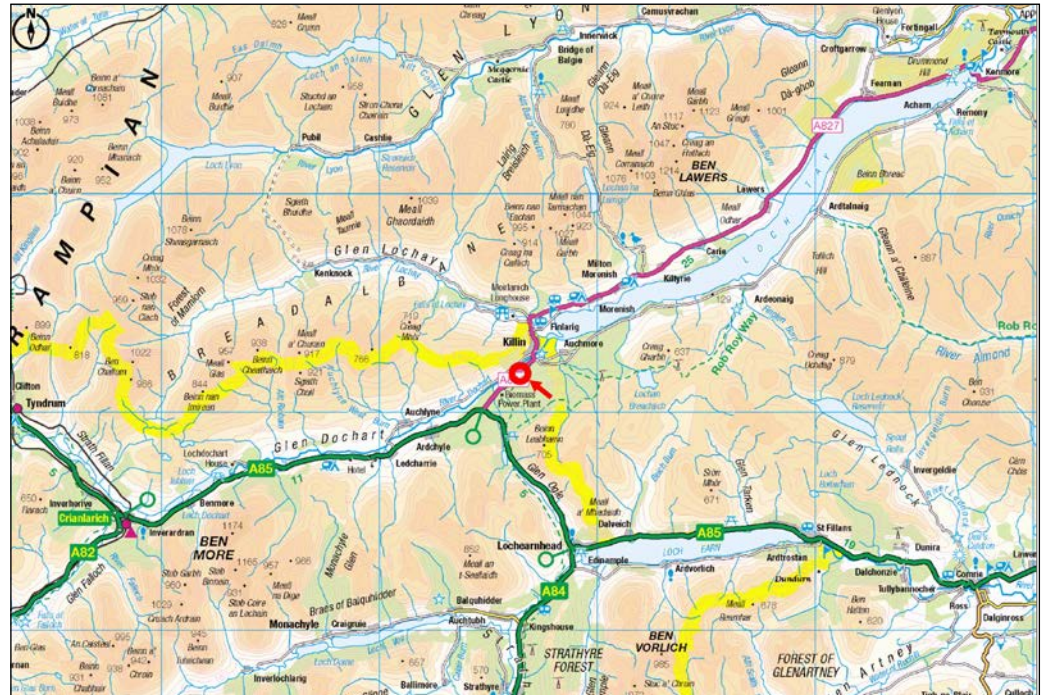
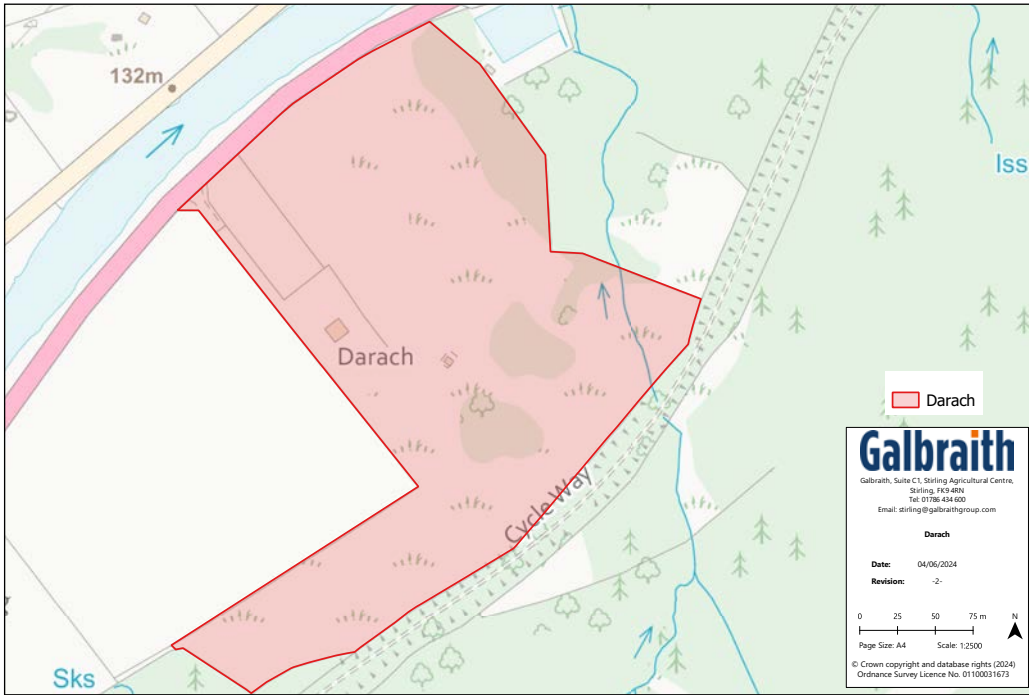
Floor 2



**Galbraith**

**TOTAL: 1821 sq. ft, 169 m2**  
 FLOOR 1: 1077 sq. ft, 100 m2, FLOOR 2: 744 sq. ft, 69 m2

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**IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes -The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8 Photographs taken in April 2024. 9 Brochure prepared May 2024.

**Galbraith**