

Galbraith



TAY VIEW

BALNAGUARD, PITLOCHRY



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Cosy Cottage with stylish décor in a superb location in Highland Perthshire

Grandtully 2 miles ■ Aberfeldy 7.5 miles ■ Pitlochry 10.3 miles
Perth 23.8 miles ■ Edinburgh 68 miles

Acreage 0.41 acres (0.17 hectares)

Offers Over £300,000

- 1 reception room. 2 bedrooms
- Spacious open plan Kitchen / dining room
- Traditional home in great condition with high quality fittings
- Beautiful rural location in highland Perthshire
- Commutable location close to the A9

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket





SITUATION

Tay View is situated in the pretty hamlet of Balnaguard in Highland Perthshire. Some 2 miles away is Grandtully, a village equipped with essential day to day facilities such as a village shop, primary school, hotel and pub. The village of Logierait is approximately 10 minutes drive and provides a further shop as well as motor services and links onto the A9 running north and south. Aberfeldy, a highly sought after town, located approximately 7 miles east, and Pitlochry, approximately 10 miles north, are equipped with a range of amenities such as supermarkets, doctors surgeries, dental and veterinary practices, bank, independent retailers, various restaurants and cafes, primary and secondary schooling, and mainline train stations at Pitlochry and Birnam, with destinations to Perth, Edinburgh, Glasgow, Inverness and a direct train service to London.

The 'Fair City' of Perth is the closest city and provides a broader range of services including national retailers, hospital, both a concert hall and a theatre, leisure centre, and the Dewars Ice Rink, which is home to the well-respected Perth Curling Club.

The surrounding area of Perthshire offers a wealth of recreational opportunities, particularly for those keen on outdoor pursuits, such as walking, climbing and mountain biking at the nearby Cairngorms National Park, as well as skiing at Glenshee Ski Centre. The area around Tay View is home to a wide array of wildlife such as butterflies, red squirrels and deer, and there is easy access to outstanding trail walks and viewpoints at the nearby Balnaguard Glen which is notable for its Juniper woodland and spectacular views.

DESCRIPTION

Tay View is a lovely home which comprises of two cottages which have been cleverly joined together. The cottage is finished to a high standard with quality fittings and fixtures. There is a spacious open plan kitchen / dining / living room with spectacular high beamed ceilings, Velux windows allowing ample natural light, and a wood burning stove. The ground floor also has two

well proportioned double bedrooms and a family bathroom. Upstairs hosts the third bedroom / study which provides an excellent space for kids or additional sleeping space for guests.

ACCOMMODATION

Kitchen/ Dining/ Living Room, 2 double Bedrooms, family bathroom, 3rd bedroom/study.

GARDEN (AND GROUNDS)

Tay View has private gravel parking for two vehicles. It also boasts a front garden which overlooks the surrounding countryside and is mostly laid to lawn with beautiful mature trees and shrubs with colourful flowers throughout the summer.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

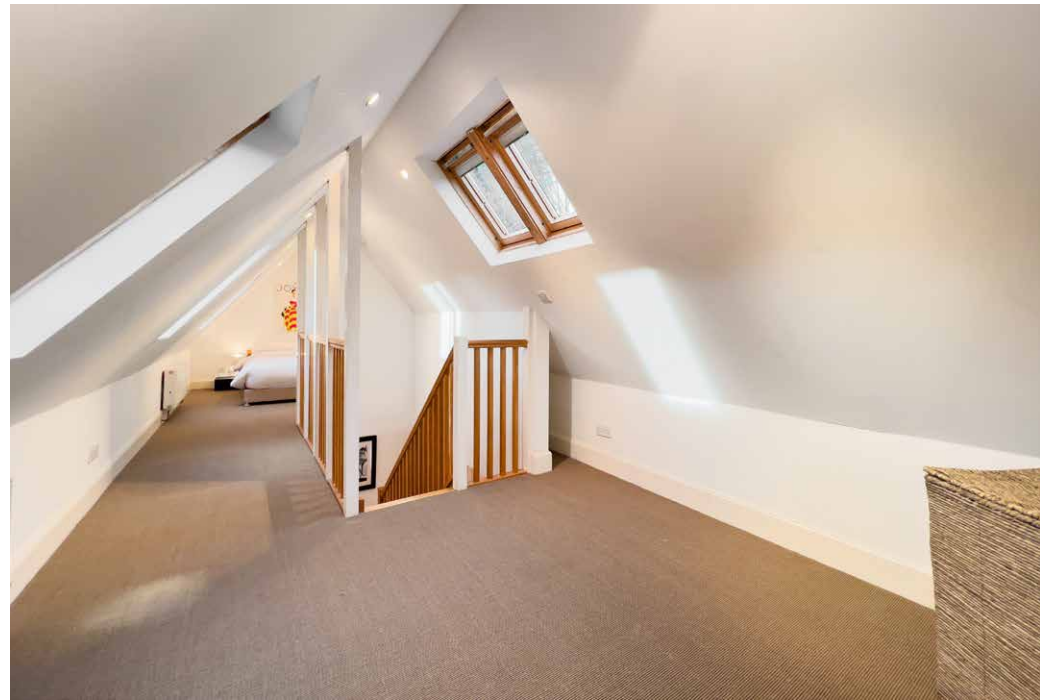
Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Gas	Band D	D	FTTC	Yes

DIRECTIONS

Head North on the A9 towards Inverness. Take the B898 junction signposted for Dalguise, Kinnaird and Balnaguard. Continue on this road for 7.4 miles into Balnaguard before taking the last track road on the left. The property is the first on the right halfway down the track.

POSTCODE

PH9 OPY



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///confetti.contour.undercuts

SOLICITORS

Thorntons Law, Whitefriars House, 7 Whitefriars Crescent, Perth, PH2 0PA. T: 01738 621212

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, PH1 5GD T: 01738 475000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

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.

IMPORTANT NOTES

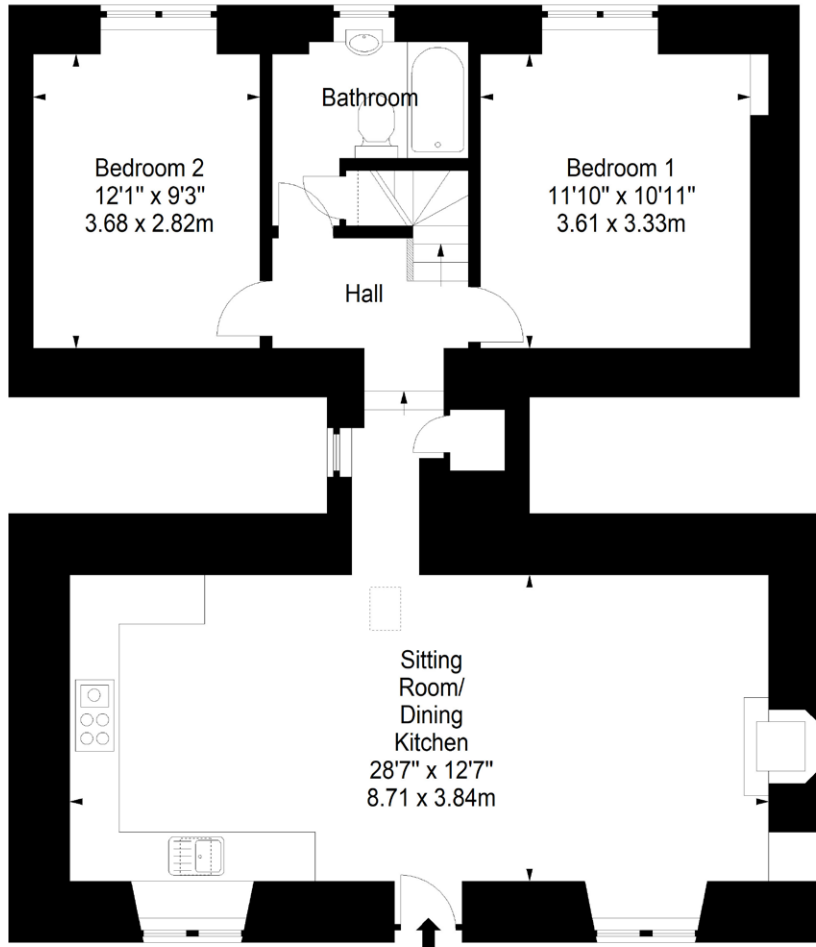
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 January 2024



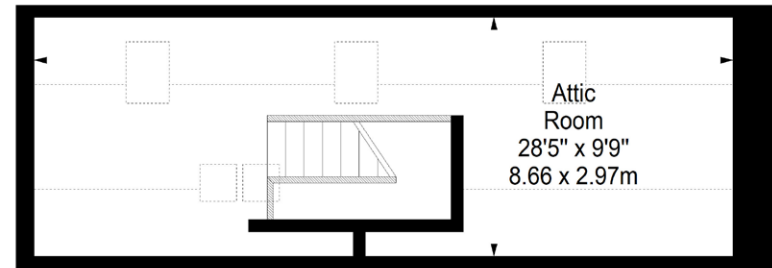
**Tay View,
Balnaguard,
Pitlochry,
Perth and Kinross, PH9 0PY**



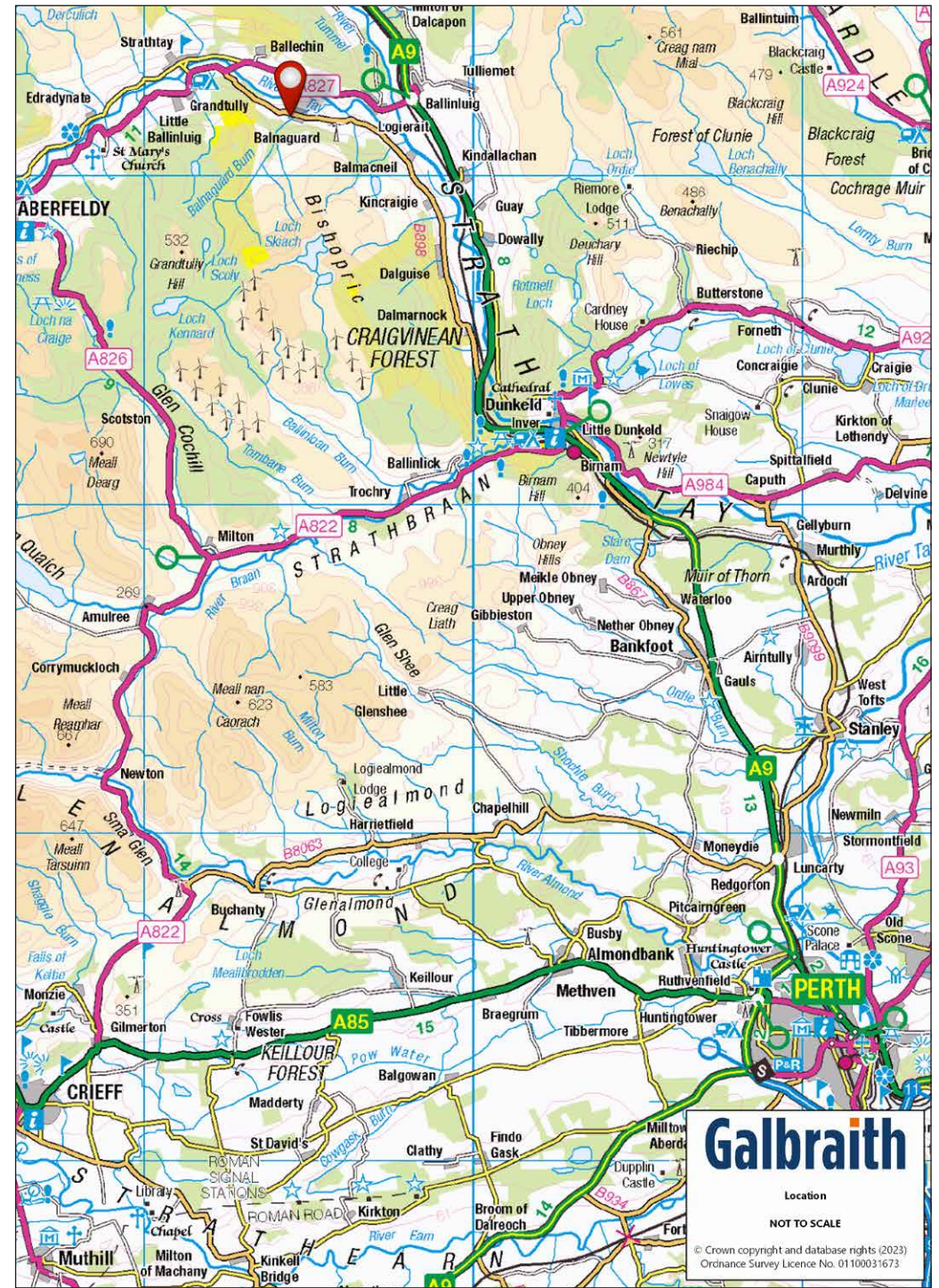
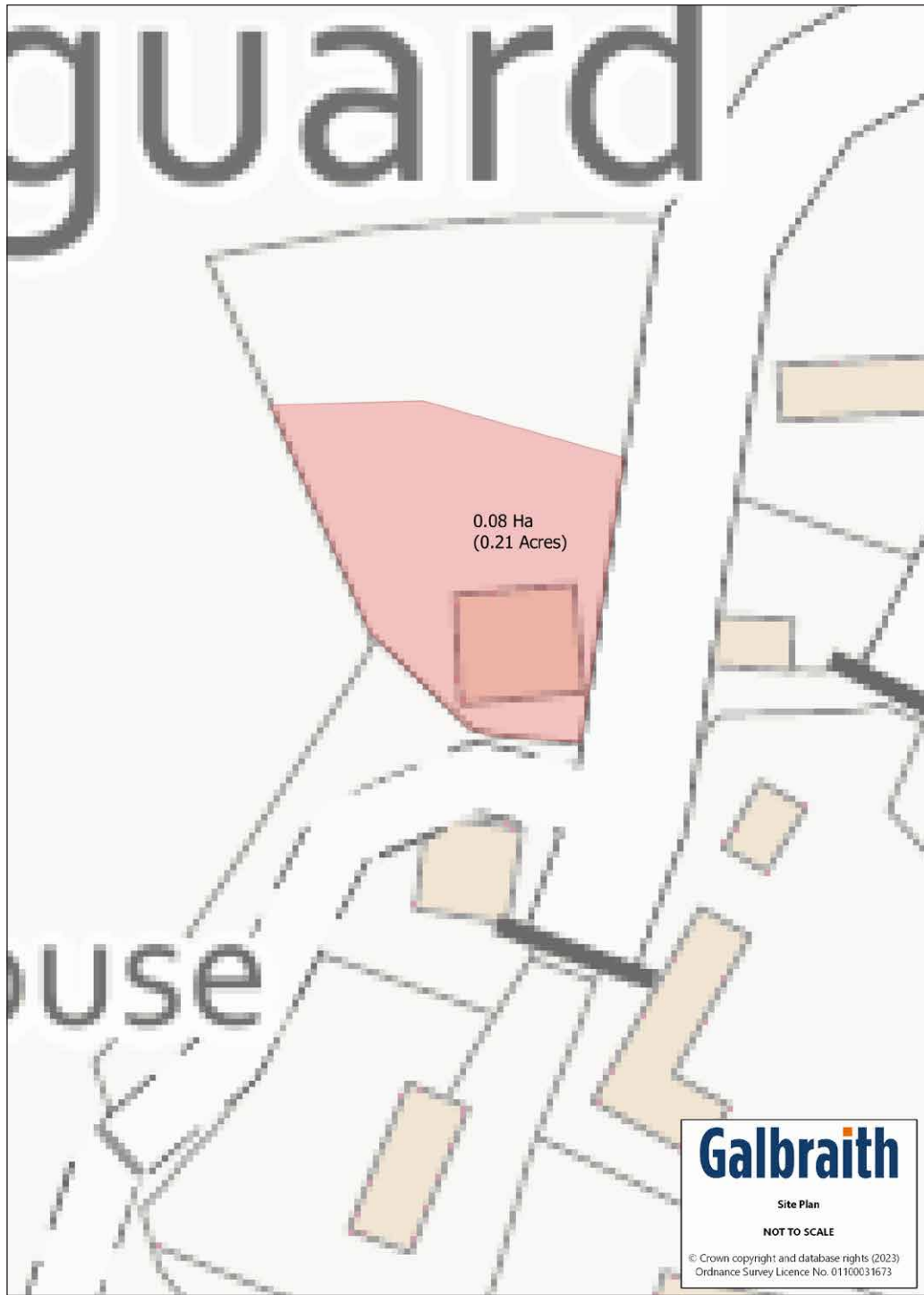
Approx. Gross Internal Area
1059 Sq Ft - 98.38 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



First Floor



Galbraith For Sale

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