



BALVAIG

KINNAIRD • PITLOCHRY • PERTHSHIRE • PH16 5JL

savills

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*A cleverly designed contemporary house
with a remarkable view*

*Pitlochry 1.5 miles, Perth 27 miles, Edinburgh 80 miles, Glasgow 83 miles
(all distances are approximate)*



Open plan sitting/dining room, kitchen, 2 studies

3 bedrooms, 2 bathrooms and W.C.

Large floored loft offering further potential

Garage / workshop and carport/log store

Enclosed south facing garden with terrace

Panoramic view

About 0.54 acres in all

EPC Rating = C

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The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, set against a yellow square background.

SITUATION

Balvaig has an elevated position in the small rural community of Kinnaird just to the northeast of Pitlochry. The property has a picturesque and peaceful situation but is only about 1.5 miles from the shops in Pitlochry and about 3 miles from the A9 which provides fast access to the north and south. The village of Moulin, between Balvaig and Pitlochry is a historic village with a heritage centre and popular hotel welcoming visitors and locals alike.

Pitlochry has a good range of amenities including a cottage hospital, dentist, supermarket, banks and a number of independent shops. It is also home to the Pitlochry Festival Theatre. There is a railway station with regular trains running north and south, including a sleeper service to London. House of Bruar is 11 miles to the north and attracts visitors from far and wide but for a more comprehensive choice of shops and professional services, Perth is about 27 miles to the south.

Balvaig is within striking distance of some of Perthshire's most beautiful landmarks and towns: Dunkeld, Aberfeldy, Kenmore, The Pass of Killiecrankie, The Queens View at Loch Tummel, Ben Vrackie and Schiehallion as well as lochs Tummel and Tay and the ski slopes of Glenshee to name a few. With so much dramatic countryside on the doorstep there is a huge choice of outdoor activities available in the area including some lovely walks which are accessible on foot from Balvaig.

DESCRIPTION

Balvaig was built in 2008 to a design that ensured the house would be comfortable, practical, bright and energy efficient as well as capturing the outstanding view and blending in with the surroundings. Taking cues from local architecture, the house is clad in engineered stone which is coloured and pointed to look much like traditional buildings in the area. It has a slate roof and is partially clad in cedar. The pleasing and understated frontage hides a striking interior.



A tantalizing snapshot of Balvaig's view can be seen from the front door step where it is possible to see through the glazing of the entrance doors and the hall to the Tummel Valley beyond. The interior of Balvaig is characterised by its proliferation of picture windows and glazed walls of different shapes and sizes. Every room is filled with light and has a lovely outlook. The sitting room is the most impressive room in the house. With a vaulted ceiling and floor to ceiling glazing on two walls as well as a wood burning stove and a thoughtfully designed lighting scheme, this is a room that can be bright and airy or warm and cosy while always being dominated by the panoramic view. The sitting room is open to the dining area which is usefully situated beside the kitchen. The kitchen is fitted with white units and has a small breakfast bar beside a glazed inner wall which connects it to the main living and dining areas.

The passage to the remaining accommodation has a glazed wall on one side throwing light into two almost identical studies. Accessed by attractive sliding doors, these studies have windows to the front of the house and one has built in storage. Both these rooms are enormously versatile and could be used to suit a buyer's requirements. At the east end of the house there are three further double bedrooms all with built in storage. The two main rooms are linked by a small balcony which overlooks the garden. The third bedroom looks out to the front and side of the house. There are also two bathrooms and a W.C. A large floored loft is currently used for storage. It is fitted with windows and subject to obtaining the relevant planning consents could be converted into additional accommodation.

With its timber doors and skirtings, natural colour palette, clean lines, expansive glazing and underfloor heating, the house has a warm, peaceful and welcoming atmosphere.



Outside

Balvaig is approached by a short private driveway which leads to parking in front of the house and to a garage and car port to the side. The garden is enclosed by a neat beech hedge. At the foot of the garden there is a young orchard where pear, plum, cherry and apple trees produce sensational blossom in the spring. The remainder of the garden has been designed to encourage wildlife and the greatest expanse of the garden is given over to a wildflower meadow. There is also a spectacular display of fritillaries beneath the main bedrooms. A central courtyard encloses a sheltered terrace for sitting out in good weather and beds of heather provide colour at times of the year when the rest of the garden is dormant. There is an electricity supply to the bottom of the garden.

Outbuildings

Steps from the terrace lead down to the garage which houses the ground source heat pump. The garage has a remote controlled door and space for a car as well as a work bench. It is also fitted with some units and a sink. Beside the garage is a car port which is currently used for storage of bins and logs as well as serving as a covered drying area.

DIRECTIONS

From Perth follow the A9 north and take the exit for Pitlochry. In the centre of Pitlochry turn right up West Moulin Road (A924). Drive through Moulin village and on to Kinnaird. On entering Kinnaird, the entrance to Balvaig is on the right hand side after about 200 metres.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills – 01738 477525.

Services

Mains water and electricity. Private drainage.

Heating by ground source heat pump. Underfloor heating and double glazing throughout.

Local Authority & tax band

Perth and Kinross Council tax band G

Fixtures & Fittings

The fitted carpets, curtains and blinds are included in the sale.

Photos Taken and brochure produced in May 2019

Servitude rights, burdens and wayleaves

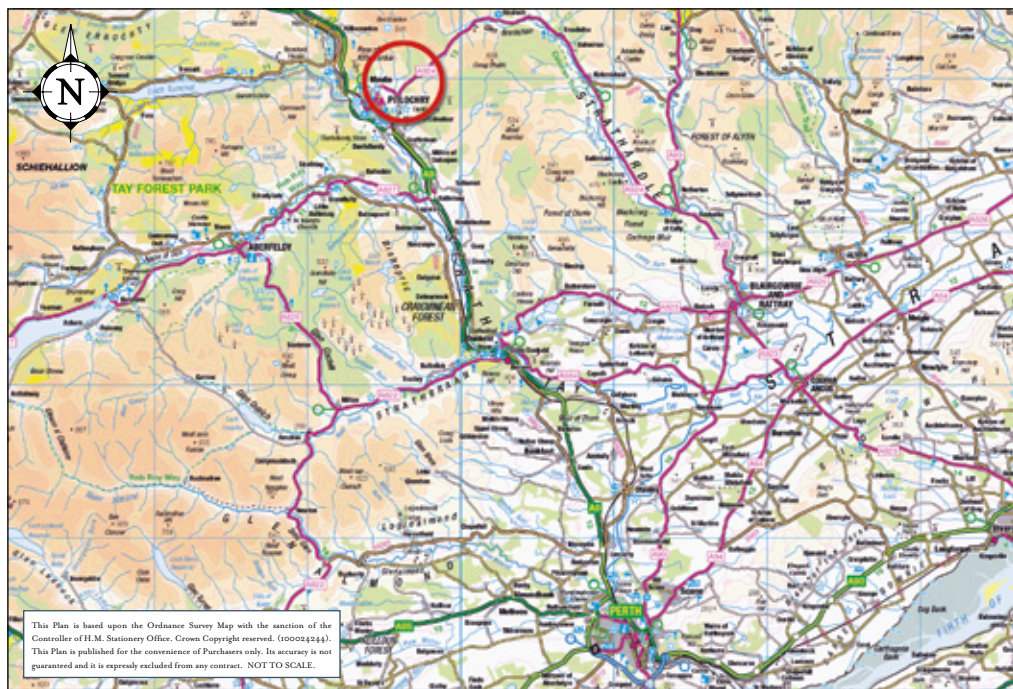
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



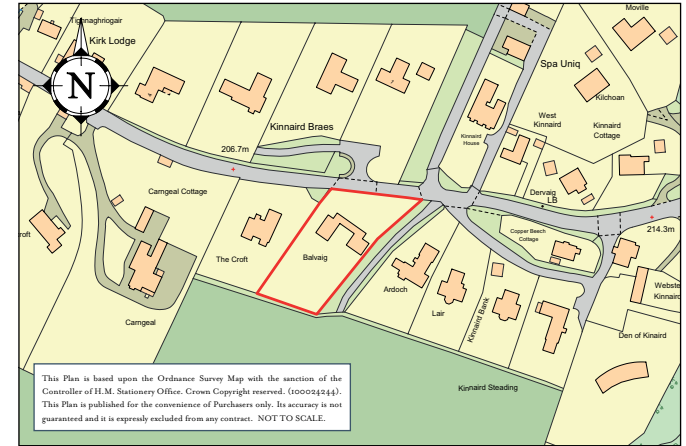
Approximate Gross Internal Floor Area:

240.43m² (2588sqft)

(Including Garage)



For Identification Only. Not To Scale.



IMPORTANT NOTICE

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