



# THE BOTHY

UPPER BLAIRISH • KELTNEYBURN • ABERFELDY • PERTHSHIRE

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# THE BOTHY

UPPER BLAIRISH, KELTNEYBURN, ABERFELDY,  
PERTHSHIRE, PH15 2LG

*An idyllic highland cottage with a breathtaking view*

*Aberfeldy 7 miles, Perth 37 miles, Stirling 52 miles, Glasgow 77 miles Edinburgh 81 miles  
(all distances are approximate)*



Open plan living room/kitchen, dining/garden room

Double bedroom with en suite WC, bathroom, loft room

Garden and south facing terrace

Garden shed and log store

Far reaching views over the Tay valley

About 1.4 acres

EPC Rating = E

*Your attention is drawn to the Important Notice  
on the last page of the text*

## Savills Perth

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## VIEWING

Strictly by appointment with Savills  
– 01738 477525.

## DIRECTIONS

From Aberfeldy take the B846 towards Coshieville and Kinloch Rannoch. After approximately 4 miles, turn left at Coshieville towards Fortingall and Fearnan. After about ½ mile, on entering Keltneyburn, cross the bridge and turn immediate right by The Monument. Bear left after The Monument and continue past the houses on the left. Take the first private road on the left which leads to Upper Blairish. The Bothy is about 450m up this road on the right, just before the nature reserve. Access to the property is steep and interested parties are advised to speak to the selling agents about suitable vehicles.

## SITUATION

The Bothy lies in a spectacular elevated position above the small community of Keltneyburn and has exceptional views over the River Lyon and down the Tay Valley. Aberfeldy which is just 7 miles from The Bothy is a picturesque highland town with a vibrant local community. It offers all essential services, including a medical centre, banking, veterinary, optical and dental





practices as well as a supermarket and a variety of independent shops, cafes and restaurants. In the centre of the town The Birks is a fabulous rural cinema showing all the most recent films.

There is a huge choice of outdoor activities locally with golf courses at Aberfeldy, Kenmore, Taymouth Castle, Dunkeld and Pitlochry. Watersports take place on nearby lochs and rivers and there is a purpose built watersports centre at Loch Tay. There are endless opportunities for climbing and walking, with several munros nearby and fishing is available on the Rivers Lyon, Tummel and Tay. Shooting and stalking may all be taken locally. The Breadalbane Community has extensive indoor sport and leisure facilities for both pupils and the wider Aberfeldy community Campus. The main attraction of the area, however, is the beautiful scenery, with some of the most famous beauty spots in Scotland here, including Glen Lyon, The Falls of Dochart, Kenmore on Loch Tay, The Queen's View at Loch Tummel, the Pass of Killiecrankie, Schiehallion and Ben Lawers.

The Bothy enjoys all the glorious highland scenery, while remaining very accessible; Perth is only 37 miles via the A9, and Edinburgh, Glasgow and their airports are within 90 miles. Pitlochry railway station (22 miles) also has a direct link to Inverness and London.

## DESCRIPTION

Originally part of Upper Blairish Farm, The Bothy is a charming traditional cottage which has been thoughtfully refurbished and modernised. With its mix of traditional and contemporary features it is comfortable and characterful as well as having an unforgettable view.

## ACCOMMODATION

The main door into The Bothy opens into the garden room which has slate flooring, a vaulted ceiling and sliding glass doors framing a panoramic view over Tay Valley. Currently this room is used for dining and there is also plenty of space for a log basket and boots beside the wood burning stove. A stable door opens into the open plan kitchen and living room. The living room is another charming space with vaulted ceiling, painted beams, deep window sills and a wood burning stove. A mixture of exposed stone and painted tongue and groove panelling makes the room feel traditional and cosy. The kitchen is fitted with painted timber units and has a Belfast sink, a built-in dishwasher and an electric oven and hob as well as a tall larder cupboard and built-in fridge/freezer.

At the opposite end of the house is a double bedroom with built in wardrobes, an en suite WC and an external door. There is also a contemporary bathroom with a shower over the bath. In addition to the accommodation described, a loft platform has been cleverly created above the kitchen. Accessed by a ladder, this little room has a Velux window and a wall light, with access to the loft space. There is also a cupboard in the hallway containing a washer dryer, as well as the hot water tank and water filtration unit.

Aside from the wood burning stoves, there is underfloor heating to the bathroom and WC (plus heated towel rails) and garden room, storage/convactor heaters in the living room and two convactor heaters in the bedroom.

## Outside

Stone steps lead from the gravel parking area to a neat paved terrace which wraps around the front of the house. The remainder of the garden

is a mixture of lawn and young trees. Woodland has recently been felled behind the house and has been replanted with a mix of native trees including birch, scots pine and larch.

## Outbuildings

There is a wood shed and a lockable garden store.

## GENERAL REMARKS

### Services

Mains electricity, private water and drainage.

Electric heating. Broadband. Satellite receiver.

### Local Authority

Perth and Kinross Council

Council Tax Band C

### Fixtures and Fittings

The carpets, light fittings and integrated appliances are included in the sale.

### 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.

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

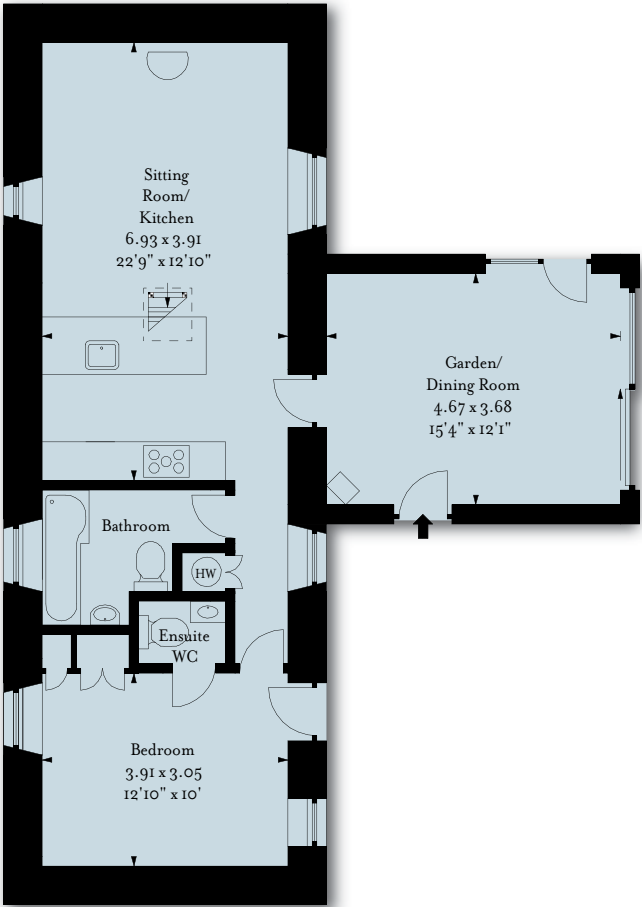
Photographs taken in summer 2017 and March 2021.

Brochure produced March 2021

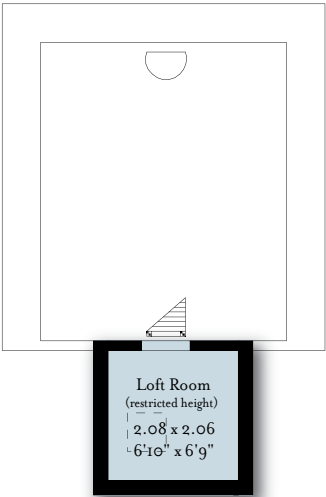
Approximate Gross Internal Floor Area:

71.44 m<sup>2</sup> (769 sqft)

For Identification Only. Not To Scale.



GROUND FLOOR



MEZZANINE





