



# THE CRAIGELLACHIE

PITILIE VIEW, ABERFELDY, PH15 2EN





## Contemporary four bed family home with spectacular views over highland Perthshire

Aberfeldy 1 mile  
Pitlochry 12 miles  
Crieff 22 miles  
Perth 34 miles

### SUMMARY

Reception hallway, open plan kitchen/  
dining/family room, sitting room, utility  
room, shower room.

Master bedroom with en suite bathroom,  
3 further bedrooms (1 en suite), family  
bathroom.

Loft storage off bedroom 2

Garage

Garden and grounds extending to about  
0.45 acre

EPC Rating = B

### VIEWING

Strictly by appointment with Savills - 01738 477 525.

### DIRECTIONS

From the centre of Aberfeldy take the A826 which is signposted to The Birks and Crieff. Travel up the hill out of the town for just over a mile then the shared private road to Pitilie View is on the left hand side. There are AA signs from Aberfeldy which lead you to the development.

### SITUATION

The Craigellachie lies in a beautiful rural setting around 1 mile southwest of the popular highland Perthshire town

of Aberfeldy. The surrounding countryside has lovely views over the Tay Valley, with green fields interspersed with woodland and rugged, spectacular heather-clad hills. Aberfeldy offers the full range of local shops and services, including a medical centre and cottage hospital, banking, cinema, post office, veterinary and dental practices. There is local schooling in Aberfeldy at the well regarded Breadalbane Academy. Pitlochry, about 15 miles away, has a further selection of shops and is home to the famous Festival Theatre. Here is also a railway station on the main line from Inverness to London, served by the Caledonian Sleeper service.



The city of Perth is 30 miles away and offers all the amenities and professional services expected of a regional city. The A9 is the main route into the Highlands and has stretches of dual carriageway between Ballinluig and Perth, where it links with the M90 south to Edinburgh. Edinburgh International Airport is on the near side of the city. There are some renowned private schools within reach including Kilgraston, Strathallan, Craigclowan, Glendalmond, and Morrison's Academy and Ardvreck (both at Crieff) which both run daily bus services from Aberfeldy. The local area is a mecca for outdoor enthusiasts, with plenty of opportunities for cycling, walking and climbing. Highland Perthshire has many wonderful walks and mountains including a number of Munros, and Pitlochry is on the National Cycle Path. There is salmon and trout fishing on local rivers, water sports at a purpose built centre at Loch Tay and golf courses at Aberfeldy, Strathspey, Kenmore, Dunkeld and Pitlochry. For skiers, Glenshee, Aviemore and the Nevis Range are all easily accessible.

## DESCRIPTION

The Craigellachie occupies an elevated plot within the newly developed Pitilie View on the outskirts of the Perthshire town of Aberfeldy. The property is traditionally styled with fantastic views over the hills to the north. The exterior of the property has stone cladding and render under a slate roof. The interiors have been designed to suit modern day family living with large open plan areas on the ground floor and excellent bedroom space with en suites on the first floor. The interior finishes are also to a high standard and include external oak doors, an oak staircase, hardwood internal doors and quality kitchen and bathroom fixtures and fittings.

The hallway to the house is spacious and benefits from three separate stores. Ahead is the kitchen which is open plan with generous space for a dining table and a family area with Bifold and french doors out to the garden / patio. The kitchen is fitted with a range of modern base and wall mounted cabinets with solid timber work top and tiled splashbacks.





Appliances include an integrated fridge freezer, double oven, induction hob, extractor fan, microwave, dishwasher and wine fridge.

The sitting room has an open fire and makes the most of the views, which are framed by large windows allowing plenty of natural light into the room. The ground floor accommodation is completed by a shower room (with WC and wash hand basin) and a utility room (fitted with base units and an integrated sink) which links with the garage.

The first floor has four double bedrooms and a large landing with family bathroom located off. Three of the rooms take in the countryside views to the north with the master bedroom having a balcony overlooking the garden. The master and guest bedrooms both have en suite bath / shower rooms with the other two bedrooms sharing the family bathroom. The bathrooms are tiled and fitted with quality sanitary ware.

Off the guest bedroom is an opening into the attic which provides excellent storage space.

## Outside

The Craigellachie occupies a site of about 0.45 acre. There is parking for several cars on the gravelled driveway in front of the house with access to the garage. Beyond the house is a large area of lawn which benefits from the afternoon sun and has doors into the house.

The garage has an internal door into the utility/boot room with another door leading out to the garden. It is accessed through an electric door.

## Paddock

A paddock to the west of The Craigellachie can be purchased in addition to the house. This area of land would form part of a clawback clause for any future development.



## GENERAL REMARKS

### Services

Mains water (served via private branch) and electricity. Shared biodisk drainage system (between the four properties of Pitilie View). Air source heating system and pump. Underfloor heating throughout the ground floor with radiators serving the first floor.

### Solicitors

Dallas McMillan, Regent Court, 70 West Regent Street, Glasgow, G2 2QZ, Tel: 0141 333 6750, E: mail@dallasmcmillan.co.uk.

### Local Authority

Perth & Kinross Council Band G.

### Fixtures and Fittings

All fitted carpets, floorcoverings, light fittings and Integrated appliances are to be included within the sale.

### Access

The access road of Pitilie View will remain under shared ownership.

### Guarantee

The property benefits from a 10 year Premier Guarantee.

### Photographs

Taken in February 2018. Photographs have been taken from different plots within Pitilie View.

### Date Code

18/03/30AT

### 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

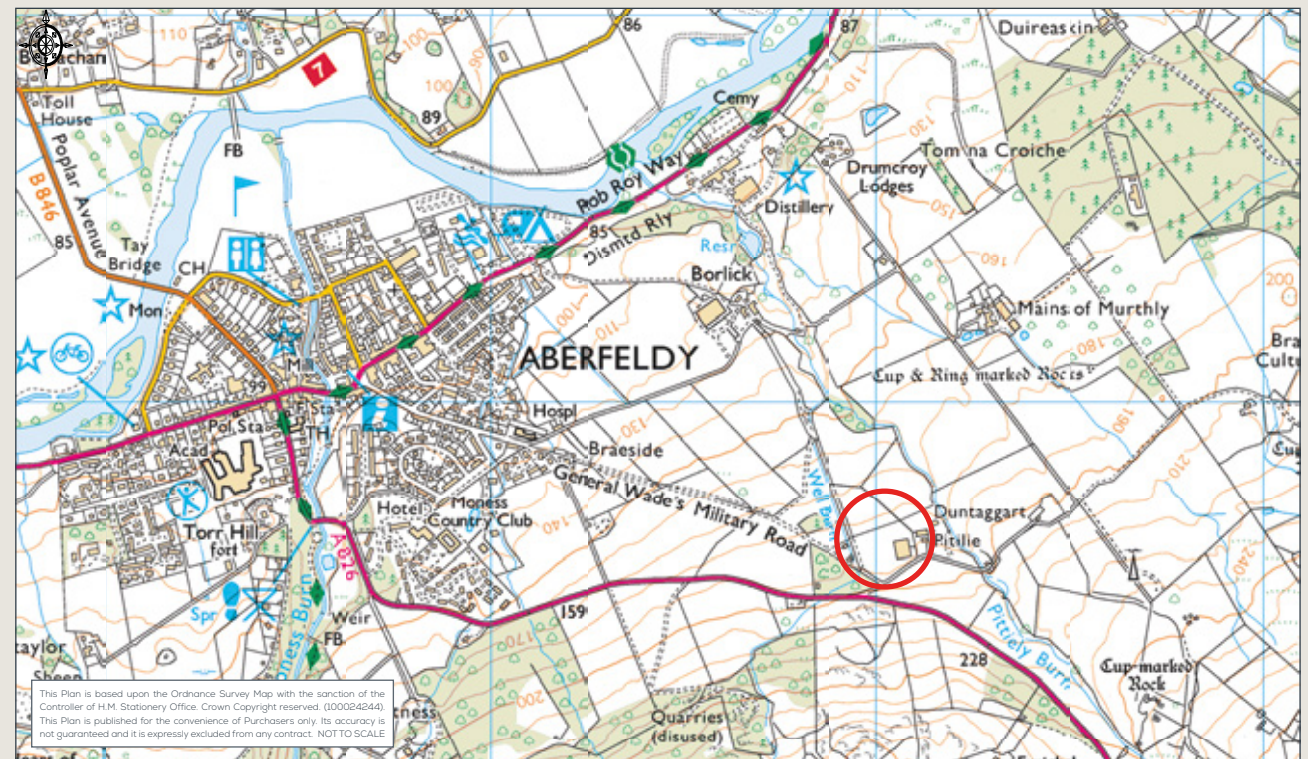
Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents.

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.





## THE CRAIGELLACHIE, ABERFELDY, PERTH AND KINROSS, PH15 2EN

Gross internal area (approx)

294.49 sq.m (3170 sq.ft)

(Including Garage)

For Identification Only. Not To Scale.



### IMPORTANT NOTICE

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