



## The Bothy, Camserney Farm

The Bothy, Camserney Farm, Aberfeldy, Perth and Kinross, PH15 2JG

**Galbraith**



A charming traditional bothy which has been tastefully extended to create a lovely home with beautiful gardens.



- Charming traditional bothy with delightful reception spaces
- Flexible accommodation with plenty storage
- Colourful gardens bound by a pretty burn
- Great potential to be a full time home or a holiday let
- Superb location close to Aberfeldy

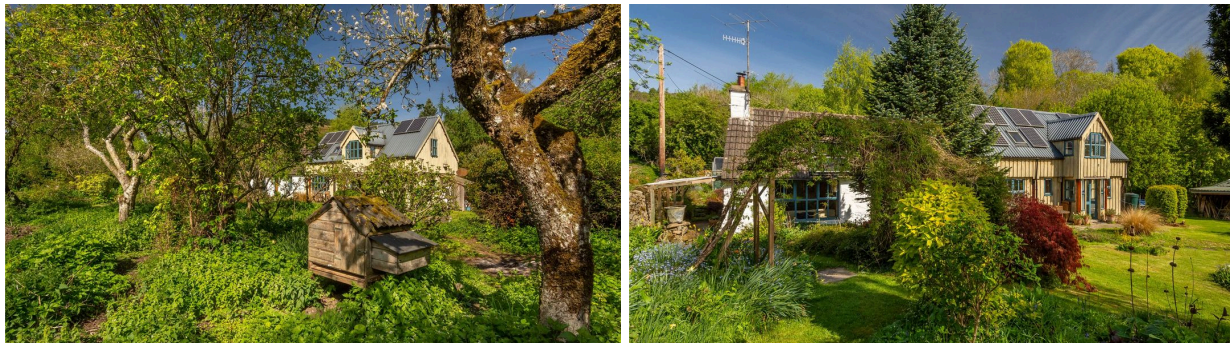
Offers Over £325,000

## Situation

The Bothy lies in a beautiful location just to the west of Aberfeldy in highland Perthshire. In an area renowned for its natural beauty, with lochs, forests and hills, The Bothy enjoys an ideal position to make the most of these stunning natural features. Aberfeldy, Scotland's first Fairtrade town, lies only 5 minutes drive away and provides a range of excellent amenities with a selection of local and national retailers as well as a bank, supermarket, doctors, dentists, veterinary practice and the well regarded Breadalbane Academy.

The local area is a super location for outdoor pursuits with Loch Tay close by for water sports, a myriad of local walking and cycling trails and a diverse range of local golf courses including courses at Aberfeldy, Taymouth Castle, Pitlochry, Blair Atholl and Strathhtay. There are three Munros in close proximity, Meall na Aighean, Carn Mairg and Schiehallion. Perthshire is also well known for fishing with many prestigious fish beats in the local area including Pitcastle, Grandtully and Findynate. Tay Forest Park and The Birks of Aberfeldy are also close by with their beautiful ancient trees and stunning walks.

The local transport links are excellent, the train stations at Pitlochry and Birnam provide regular services to Perth, Edinburgh, Glasgow and Inverness and a nightly sleeper train to London.





# Description

The Bothy is a lovely property which has ample character and charm. The traditional former bothy has an attractive timber extension which provides a lovely family home. The entrance vestibule as part of the extension leads to a downstairs bedroom with wash basin, generous wet room, sitting room with wood burning stove as well as a triple aspect studio room with garden access to the rear garden. The galley kitchen with dining area and utility leads off the sitting room and is part of the former bothy.

A fixed staircase leads to the first floor mezzanine which could be used as a study, a master double bedroom with triple aspect and integrated wardrobes, family bathroom and a flexible attic room. This could be utilised as a third bedroom, kids play room or storage room.

## Accommodation

Ground Floor: Entrance Vestibule, Hall, Double Bedroom, Wet Room, Sitting Room, Studio Room, Kitchen with Study and Utility.

First Floor: Mezzanine, Master Bedroom, Family Bathroom, Boiler Room, Attic Room.

## Garden

The Bothy sits in the centre of a delightful garden which wraps around the house. Mostly laid to lawn the garden has a wide variety of flowers, shrubs and bushes that produce a myriad of colour throughout the summer and provide a beautiful habitat for local biodiversity. Throughout the garden there are various places to sit and enjoy the local surroundings and the location is peaceful and private. The garden bounds a lovely burn to the rear of the property and has three garden sheds providing ample storage for garden machinery and equipment.



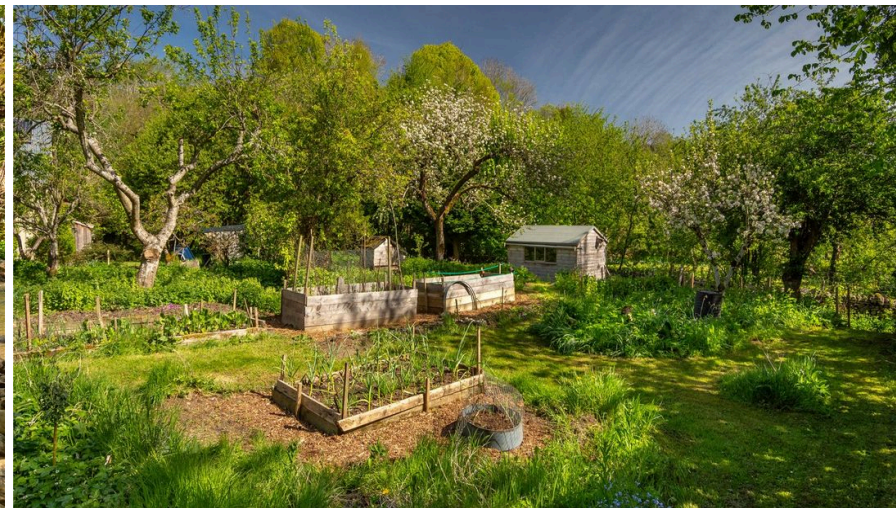




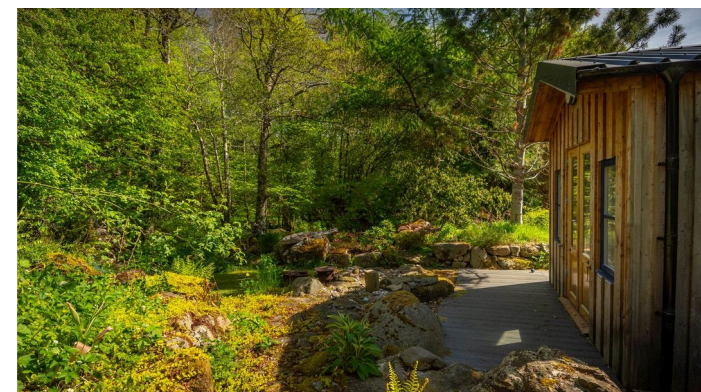












#### IMPORTANT NOTES:

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 06/05/2025.

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

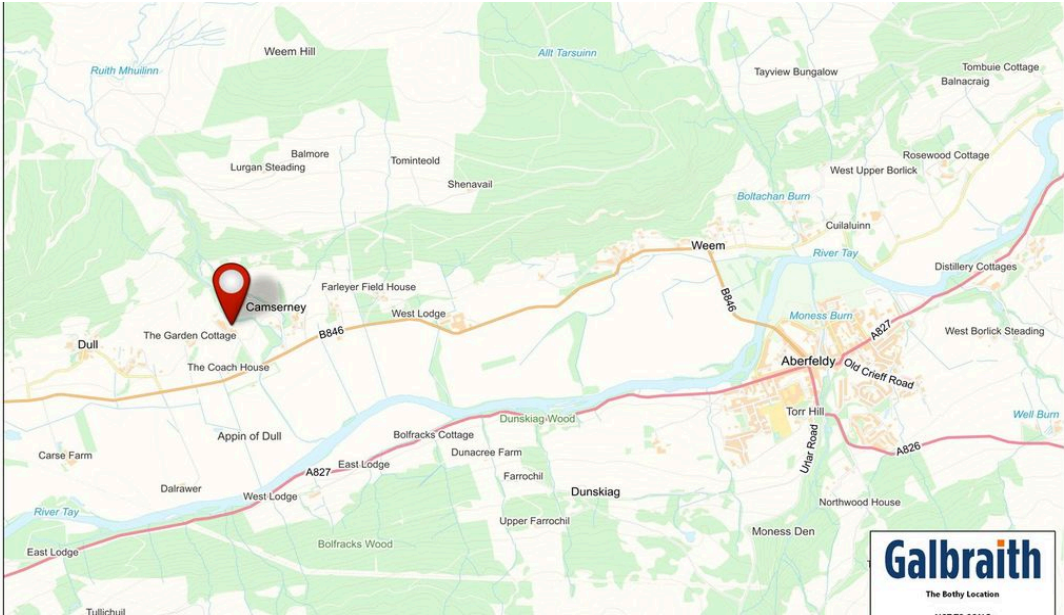
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



# Location

Directions

From Aberfeldy take the B846 towards Weem and Kinloch Rannoch. Pass through Weem and continue for approximately 1.6 miles, then turn right up the track signposted 'Camserney Farm'. Follow the track sweeping round to the left and then The Bothy is on the right.





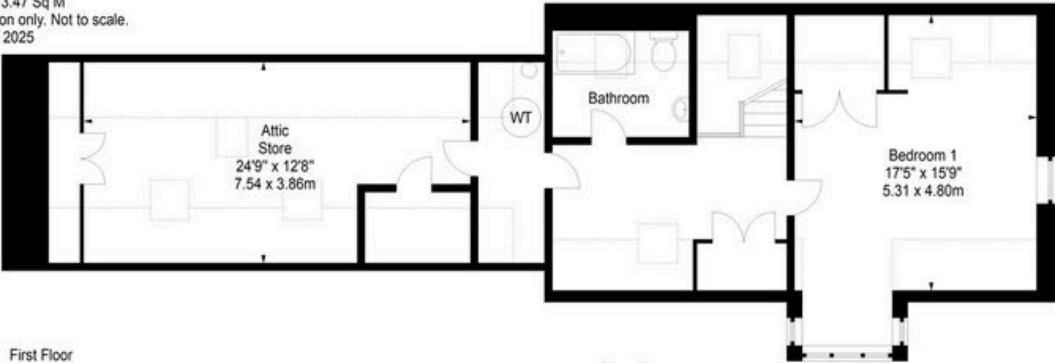
# Plans

Total Area: 2062 Sq Ft - 191.56 Sq M

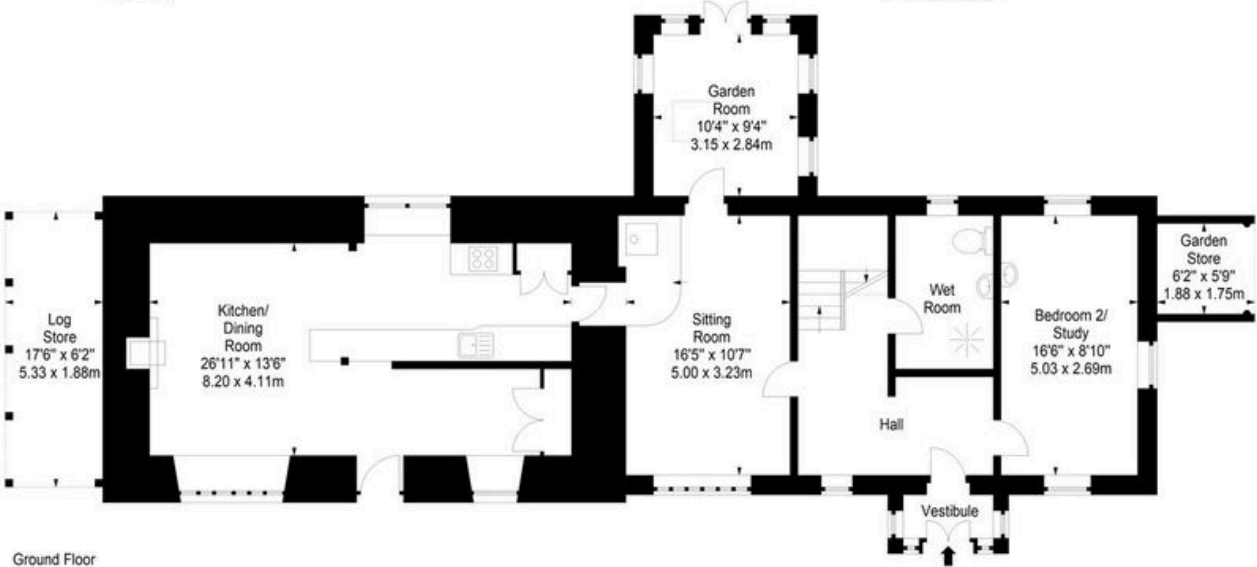
The Bothy,  
Camserney Farm,  
Aberfeldy,  
Perth and Kinross, PH15 2JG



Approx. Gross Internal Area  
2062 Sq Ft - 191.56 Sq M  
Garden Store & Log Store  
Approx. Gross Internal Area  
145 Sq Ft - 13.47 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



First Floor



Ground Floor



# Viewings

Strictly by appointment with Galbraith Perth Tel: 01738 451111 Email: perth@galbraithgroup.com



## Tenure

Freehold

## Local Authority

Perth and Kinross Council

## Council Tax

Band A

## EPC

Band D



# Services

## Water

Mains

## Electricity

Mains/Photovoltaic Panels

## Drainage

Private

## Central Heating

Wood burning stove back  
burner/air to air heat  
exchanger/electric

## Internet

FTTC



# Additional Information

SOLICITORS: Lindsays, Seabraes House, Seabraes, 18 Greenmarket, Dundee, Angus, DD1 4QB

FIXTURES AND FITTINGS: No items are included unless specifically mentioned in these particulars.

VIEWINGS: Strictly by appointment with the Selling Agents.





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**Galbraith**