

**THE CHAUFFEURS COTTAGE**  
DONAVOURD, PITLOCHRY







## THE CHAUFFEURS COTTAGE DONAVOURD, PITLOCHRY

A delightful traditional cottage in a superb location close to Pitlochry.

Pitlochry 2 miles ■ Perth 25 miles ■ Edinburgh 70 miles

Offers Over £295,000

- 1 reception rooms. 3 bedrooms
- Lovely cosy reception spaces with a modern kitchen
- Well proportioned bedrooms with great flexibility
- Modern, tasteful fixtures and fittings
- Highly commutable location near Pitlochry and the A9



**Galbraith**

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 **OnTheMarket**



### SITUATION

The Chauffeurs Cottage is located in an area of outstanding natural beauty in the heart of Highland Perthshire, just to the south east of the popular town of Pitlochry. The busy town centre lies next to the River Tummell and sits under the impressive slopes of Ben Vrackie, and provides a wide range of services including restaurants, coffee shops, a petrol station, newsagents and chemists as well as a medical centre, dentist, community hospital and a well-stocked Co-op supermarket. Pitlochry High school provides nursery, primary and secondary education.

Pitlochry hosts many events throughout the year including Highland Games, the Enchanted Forest sound and light experience and the Tummell and Tay Festival. The town is also a gold medal winner from the Royal Horticultural Society in the Britain in Bloom campaign and the Pitlochry Festival Theatre is a focal point with an all year round and varied programme of events.

The local countryside is vibrant and varied with hills, glens and rivers and a rich variety of native wildlife, throughout the year the seasonal changes always create new spectacles. The landscape also offers a wealth of recreational activities including water sports at Loch Tummell Sailing Club and on Loch Tay at Kenmore, skiing at Glenshee and Aviemore as well as hiking and mountain biking in abundance, the national cycle network is close by and the Rob Roy way starts in Pitlochry and leads to Strath Tay. There are a wide range of golf courses to choose from locally including the 18 hole golf course in Pitlochry, with further courses at Aberfeldy, Taymouth Castle, The Blair Atholl Golf Club and the Strath Tay golf course. The Tay Forest Park has some of Scotland's tallest trees and has a wealth of paths that offer stunning views of the local mountains and lochs.

The closest city is the fair City of Perth which offers a wide range of national and local retailers, there is also a hospital, rail and bus stations, a library, health and fitness centers and a concert hall.

There is a mainline train station at Pitlochry with direct services to Edinburgh, Inverness, Perth and a sleeper service to London.





DESCRIPTION

The Chauffeurs Cottage is a pretty, traditional stone built cottage which has been tastefully modernised to create a comfortable 3 bedroom home. The entrance hall leads to a cosy sitting room which is an ideal space for relaxing and hosting guests. The kitchen is well proportioned with a breakfast bar and ample storage as well as a useful utility room. The ground floor is completed by a lovely family bathroom. Upstairs there are three good sized double bedrooms which benefit from plenty natural light.

ACCOMMODATION

Ground Floor: Entrance Hall, Kitchen, Utility, Sitting Room, Bathroom

First Floor: 3 Double bedrooms

GARDEN

The Chauffeurs Cottage has a delightful garden which has been created to be productive and colourful throughout the year. To the front is a gravel parking area as well as raised beds and lovely borders with a myriad of colourful and useful plants. Top the rear is a lovely lawn area with some mature trees and hedging to provide privacy. At the rear there is also a useful external store room.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	LPG	Band C	F	FTTC	YES

FLOOD RISK

The Chauffeurs Cottage is not in an area at risk of flooding. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>



### ACCESS

The Chauffeurs Cottage is accessed via a right of access directly off the minor public road.

### DIRECTIONS

From the A9 take the exit signposted for Pitlochry, from the slip road take the right hand turn signposted Dalshian and Donavourd. After 0.3 miles take the left turn up the hill, take the first right turn and continue up the hill for 0.3 miles, the entrance to The Chauffeurs Cottage will be on the right hand side.

### POST CODE

PH16 5JS

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///widest.steps.racetrack

### SOLICITORS

Irving Geddes, 6 The Square, Aberfeldy, Perth and Kinross, PH15 2DD. T: 01887 822722

### LOCAL AUTHORITY

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

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.

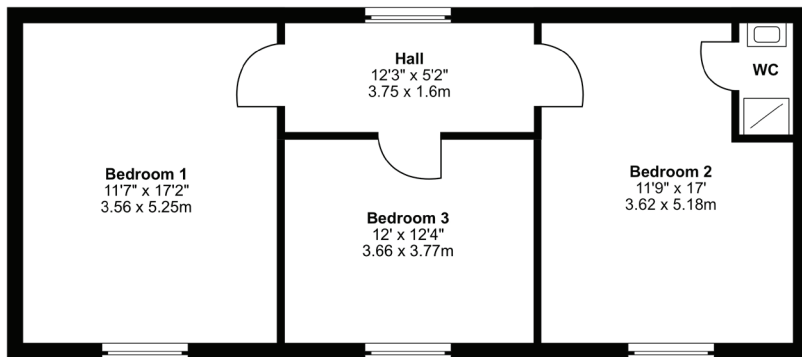
### ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

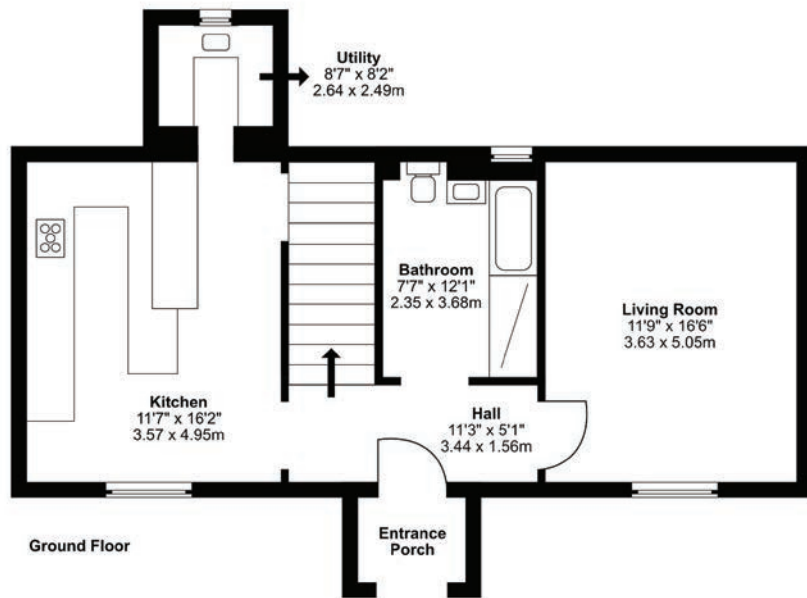
Failure to provide required identification may result in an offer not being considered.







First Floor



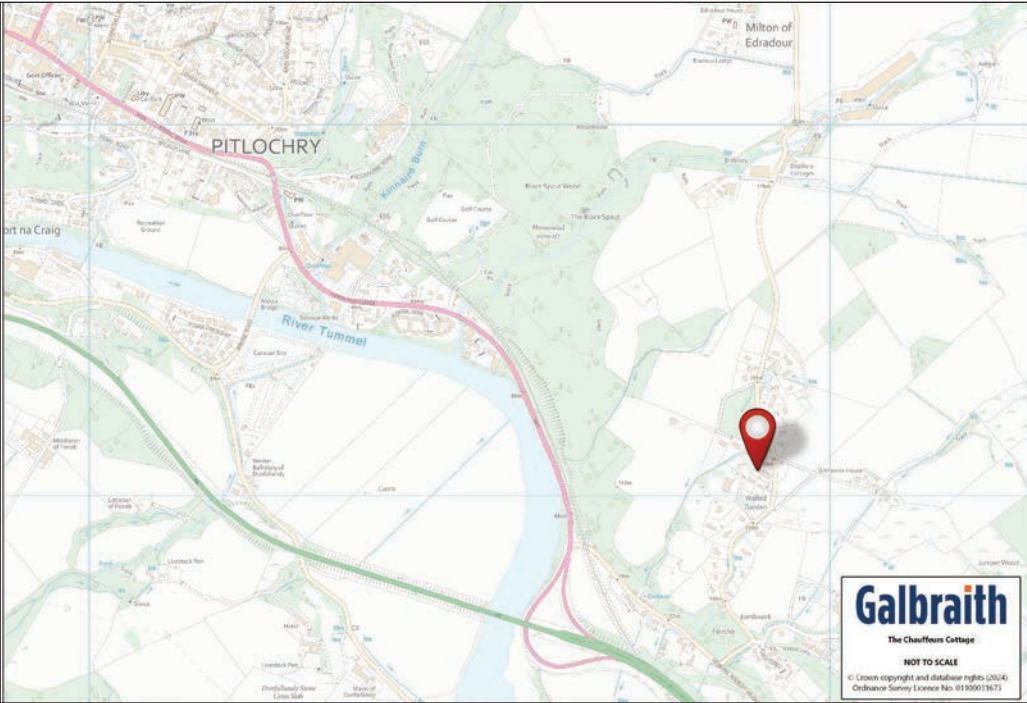
Ground Floor

#### 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 October 2024.











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