



Carnliath

Strathtay | Pitlochry | Perthshire

Galbraith

A beautiful, recently modernised house overlooking the River Tay in a superb location in highland Perthshire



Aberfeldy 5 miles | Pitlochry 10 miles | Perth 26 miles | Edinburgh 70 Miles
(All distances are approximate)

3 reception rooms. 4 bedrooms

Generously proportioned reception spaces ideal for family life and entertaining

Spacious bedrooms with great flexibility

A beautiful, low maintenance garden with colourful borders and ample parking

A lovely edge of village situation in sought after Strathtay

A highly commutable location for Aberfeldy, Pitlochry, perth and Edinburgh

Offers Over £625,000







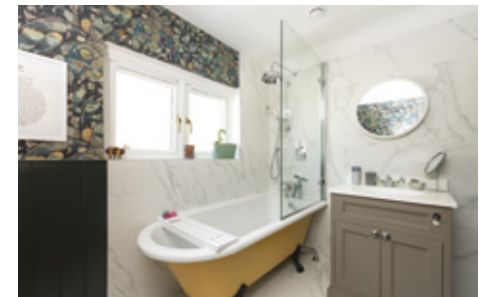
Situation

Carnliath sits on the edge of the village of Strathtay in highland Perthshire, a highly desirable village in an area of outstanding natural beauty. Strathtay is a pretty conservation village with superb day to day facilities including a village shop, a post office, 2 churches and a golf club. Within walking distance is Grandtully which has a primary school, famous chocolatier shop, a café, village hall and a choice of well renowned restaurants and hotels.

The popular town of Aberfeldy, Scotland's first fairtrade town, is just 10 minutes drive and offers super facilities including shops, supermarkets, the well regarded Breadalbane Academy, doctors, dentists and veterinary surgeries, as well as a thriving and active community with a wide range of clubs and social activities. Pitlochry is also easily accessed, only 15 minutes by car, and offers great amenities in a popular town which has a super range of attractions.

The 'Fair City' of Perth is the closest city and can be reached in approximately half an hour's car journey. Perth offers a good range of city amenities and attractions including local and national retailers, cafes and restaurants, a theatre and a concert hall and sports clubs as well as various primary and secondary schools, a university and a hospital.





Carnliath enjoys a very accessible location, the A9 is 4 miles to the east and provides great access north to Inverness and south to Perth. There is a train station at Dunkeld and Pitlochry with regular services including the overnight train to London and Edinburgh and Glasgow can both be reached in approximately 1.5 hours' drive.

Description

Carnliath is a charming traditional house which has been tastefully modernised by the current owner to create a wonderful family home with superb reception spaces ideal for entertaining and for family life. The open plan kitchen and dining room is a superb space which has been carefully designed to be both sociable and functional with a superb range of wall and base units and built in white goods in the kitchen area, a comfortable seating area and a spacious dining area. Off the dining space is a lovely sunroom which is an ideal space to enjoy the views of the River Tay and benefits from access to the patio. The sitting room is a further superb space which is cosy and comfortable with a fire and triple aspect views including a pretty bay window.

Carnliath benefits from great flexibility and is practically designed for family life. The master bedroom is on the ground floor and benefits from an en suite bathroom providing generous lateral accommodation. Adjacent to the master bedroom is a lovely study which could also be used as a double bedroom. There are then two further double bedrooms on the first floor as well as a family bathroom. Finally, at the rear of the house is a very useful hall with a utility space and ample room for coats and boots.

Accommodation

Ground Floor: Kitchen/Dining Room, Sitting Room, Sunroom, Master Bedroom with En Suite, Study/Double Bedroom, Vestibule, WC.

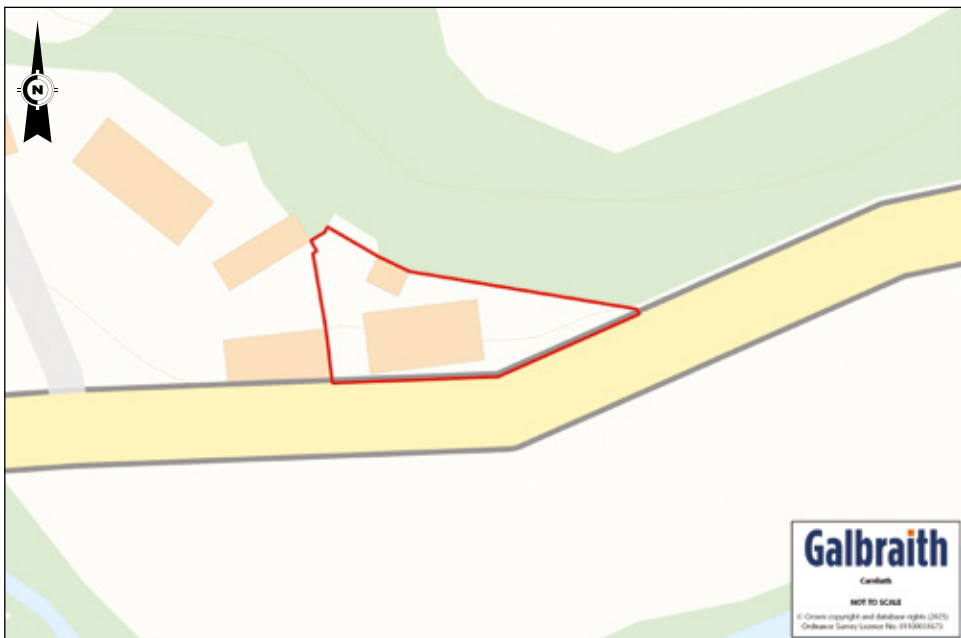
First Floor: 2 Double Bedrooms, Bathroom.

Garden

Carnliath sits within beautifully maintained gardens which are designed to be a sociable space and to make the most of the fantastic views of the River Tay and the hills beyond. In front of the house leading to the front door is a gravel garden with mature borders and trees, this leads on to the patio which is ideal for outdoor dining and barbeques. The main part of the garden is laid to lawn with a spectacular border which blooms with a myriad of colour. In the garden there is also a summer house which provides a lovely space to relax.

To the rear of the house is a parking area with ample room for multiple cars as well as a garage





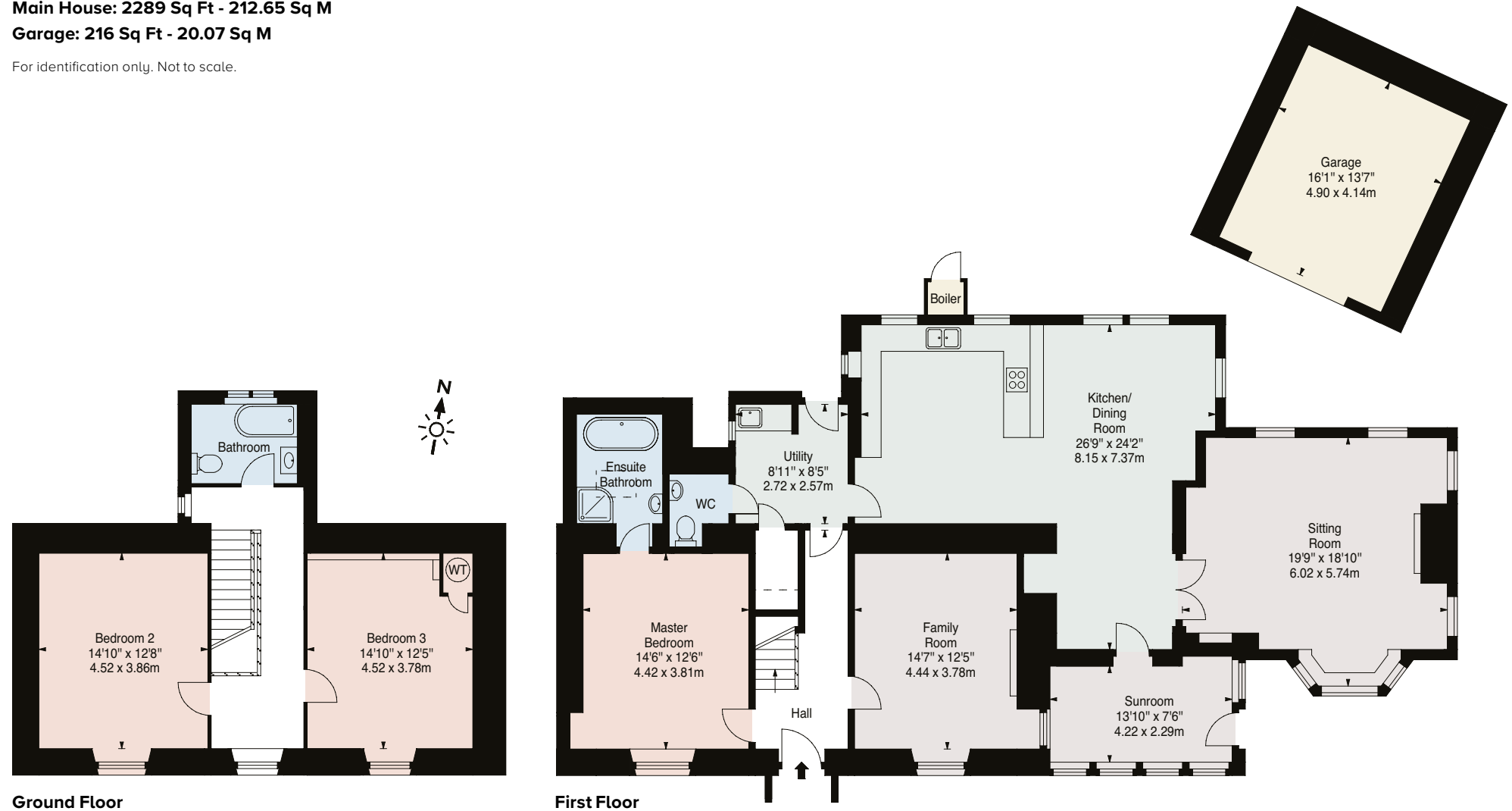
Floor plans

Approx. Gross Internal Area

Main House: 2289 Sq Ft - 212.65 Sq M

Garage: 216 Sq Ft - 20.07 Sq M

For identification only. Not to scale.



Viewings

Strictly by appointment with the Selling Agents.

Tenure

Freehold

Local Authority

Perth and Kinross Council

Council Tax

Band G

EPC

Band E

Services

Water

Mains

Electricity

Mains

Drainage

Private

Heating

Oil

Broadband

FTTP

Mobile

Yes

Directions

From the A9 take the Ballinluig exit, follow the A827 for approximately 3.5 miles. Take the right turn signposted Pitnacree and then after 0.5 miles the property is on the right.

From Aberfeldy take the A827 east, heading for Strathtay. In Grandtully take the left turn signposted for Strathtay. Follow the road round to the right and then at the junction turn right, Carnliath is on the left just as you exit the village.



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Postcode: PH9 0PG

Solicitors

Gillepsie MacAndrew, Morningside Road, Edinburgh, EH10 4BY.

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Health and Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



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 April 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. 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.



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