



# Tigh Na Bruaich

Keltneyburn | Aberfeldy | Perth and Kinross

**Galbraith**



## A delightful family home in a superb location close to the popular town of Aberfeldy



Aberfeldy 6 miles | Dunkeld 23 miles | Perth 35 miles | Edinburgh 80 miles  
(All distances are approximate)

2 reception rooms. 4 bedrooms

Generous reception space with ample natural light

Flexible accommodation with plenty of storage space

Useful utility space with a shower

Beautiful mature gardens with a traditional Byre

Convenient location for Aberfeldy, Pitlochry and Dunkeld

**Acreage 0.83 acres (0.34 hectares) | Offers Over £385,000**







## Situation

Tigh an Bruaich sits in a superb position just outside the pretty hamlet of Keltneyburn to the west of Aberfeldy in highland Perthshire. In an area renowned for its natural beauty, with lochs, forests and hills, Tigh an Bruaich enjoys an ideal position to make the most of these stunning natural features. Aberfeldy, Scotland's first Fairtrade town, lies only 10 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 Strathtay. 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

Tigh na Bruaich is a lovely traditional house with offers superb lateral living with great flexibility throughout. The entrance hall leads to a spacious sitting room which extends to a sunroom with views over the garden and surrounding countryside. Leading from the sitting room is a generous dining kitchen with dual aspect windows, integrated appliances and a rangemaster cooker. The kitchen has a very useful utility room which has a convenient built in shower room.

Accommodation is provided within the more modern extension to the property which has three generously proportioned double bedrooms and a single bedroom. The bedrooms all have integrated wardrobes and benefit from ample natural light. There are two bathrooms which gives plenty provision for the whole family.

**The accommodation comprises:** Sitting Room with Sun Room, Kitchen, Utility Room, Shower Room/WC, 3 Double Bedrooms, Single Bedroom, 2 Bathrooms.

Adjacent to the main house is a traditional stone byre which provides a great additional space which is currently use as a games room but could also be used for storage or potentially as a study space.

Tigh na Bruaich has previously been used as a successful holiday let and provides a great opportunity to continue as such subject to appropriate permissions.

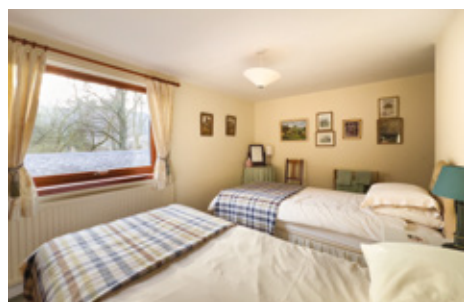




## Garden

Tigh na Bruaich sits within a well maintained garden which provides lovely structure and maturity surrounding the house. To the side of the house is a delightful formal lawn area leading directly from the sunroom with a patio which provides a lovely space to sit and enjoy the peaceful surroundings. There is a further lawn area on the other side of the house which is bordered by mature trees and shrubs. To the front of the house, in front of the Byre, is a lovely extended garden with a pretty pond and superb views of the surrounding countryside. As well as the larger gardens Tigh na Bruaich has a delightful private courtyard which provides a sheltered space for outdoor dining throughout the year.

The driveway leads to a generous gravel parking and turning area with ample room for multiple large vehicles and access to the timber garage.



## Access/Third Party Rights of Access/ Servitudes etc

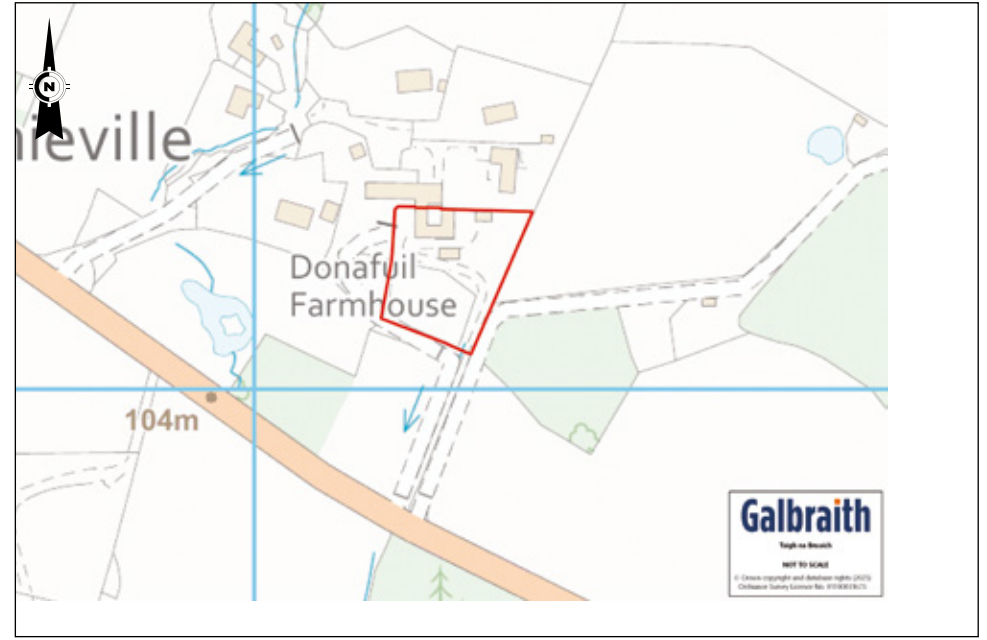
Access to Tigh na Bruaich is via a shared drive leading directly from the B846.

## Health & 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.







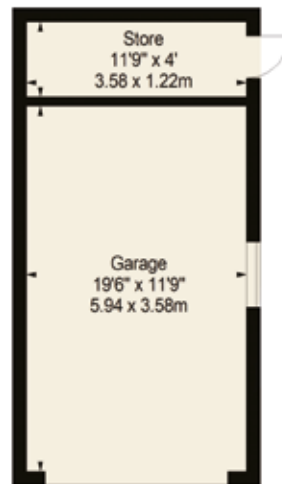
# Floor plans

**Approx. Gross Internal Area**

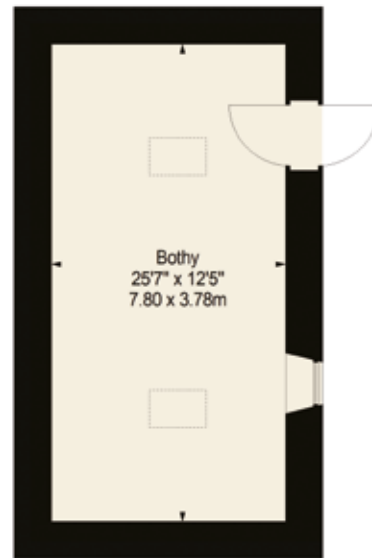
**Main House: 1569 Sq Ft - 145.76 Sq M**

**Garage/Store & Bothy: 607 Sq Ft - 56.39 Sq M**

For identification only. Not to scale.



**Outbuildings**



**Ground Floor**



## Viewings

Strictly by appointment with the Selling Agents.

### Tenure

Freehold

### Local Authority

Perth & Kinross Council

### Council Tax

Property has been paying business rates, prior to this it was a Council Tax Band E

### EPC

Band F

## Services

#### Water

Mains

#### Electricity

Mains

#### Drainage

Private

#### Heating

LPG

#### Broadband

FTTC

#### Mobile

Yes

## Directions

From Aberfeldy take the B846 through Weem and past Dull. After approximately 5 miles the entrance to Tigh na Bruaich will be on the right hand side, the entrance is marked by two low stone walls. Turn up the entrance track and then straight on through the white wooden gate.



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Postcode: PH15 2LE

## Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

## Solicitors

J&H Mitchell, 51 Atholl Road, Pitlochry, Perthshire, PH16 5BU - T: 01796 472606

## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.



**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 sole 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 December 2024.

**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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# Galbraith