

An aerial photograph of a rural landscape. In the foreground, there are several dark-colored buildings, likely lodges, surrounded by green fields and trees. A river or stream flows through the middle ground, winding between fields and forests. In the background, there are rolling hills and mountains under a cloudy sky. The overall scene is peaceful and scenic.

DRUMCROY LODGES

Aerial view of the site
in the foreground with
views to the west.

BY ABERFELDY | PERTHSHIRE



RETTIE



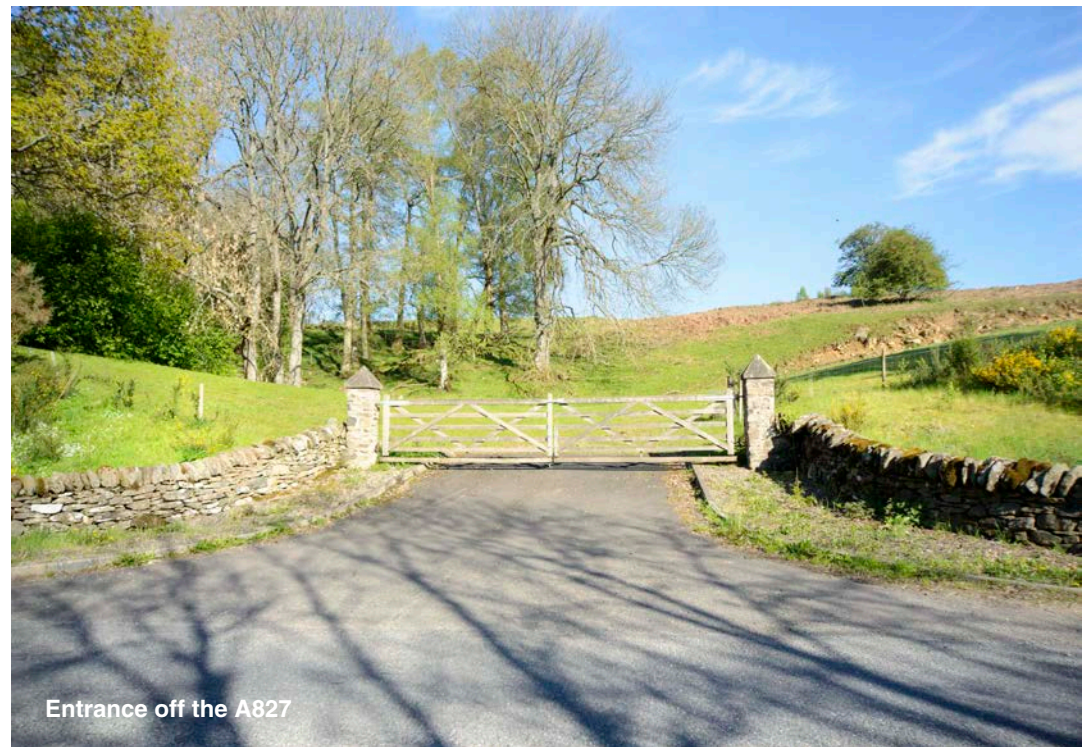
Aerial view of the site in the foreground with views to the north



Aerial view of the site in the foreground with views to the east



Aerial view of the site in the foreground with views to the south



Entrance off the A827

DRUMCROY LODGES

BY ABERFELDY, PERTHSHIRE PH15 2EA

An exceptional development of high specification lodges, located in an enviable position in close proximity to the highly regarded highland market town of Aberfeldy and with stunning views over Strathtay and Highland Perthshire.

Perth 31 miles (50 km), Edinburgh 75 miles (121 km), Glasgow 71 miles (115 km).
(All distances are approximate).

SITUATION

Drumcroy is located approximately 0.8 miles (1.3km) to the east of Aberfeldy and is nestled amongst the undulating foothills of the Highland fringe. The site is charming and benefits from principally open views of the adjacent bank of the River Tay and Strathtay with a far reaching outlook to both the east and west.

Aberfeldy, was first made famous through the works of Robert Burns in his poem The Birks of Aberfeldy, it is well known for its scenic beauty. It is a small market town and is Scotland's first Fairtrade town with retailers and attractions throughout the area doing their best to promote Fairtrade, organic and environmentally friendly products

Renowned for its stunning views over the surrounding hillsides, Aberfeldy is situated on the banks of the River Tay, the town is approximately 10 miles (16 km) from the A9 trunk road which provides access to Perth and the South as well as North towards Inverness. The A9 also provides access to both Pitlochry and Dunkeld & Birnam Stations, which are approximately 14 miles (22km) and 18 miles (28km) from the property respectively and offer a timetable of services, including the overnight sleeper to London Euston. The town itself offers a fine selection of local shops, restaurants and a cinema, as well as banking and medical services.

Recreationally, there are an abundance of opportunities in the area including golf courses at Aberfeldy, Kenmore, Killin, Strathtay, Pitlochry and Dunkeld. Watersports are available at nearby Loch Tay and along the famous River Tay, which also offers salmon fishing. There are many famous beauty spots nearby including Glen Lyon and The Queen's View at Loch Tummel. The surrounding woods, Moorland and hills offer an abundance of walking and climbing opportunities with several Munro's such as Schiehallion and Ben Lawers in the vicinity. The Scottish Highlands offer Skiing and mountain biking at Aviemore, Glenshee and Aonach Mor.



RETTIE



3 BEDROOM

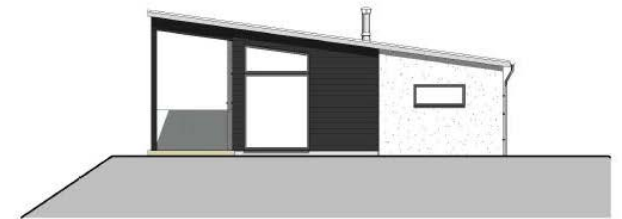
TYPE A

- Approximately 86m², (925 sq.ft)
- Open plan kitchen/dining/living
- Principal bedroom with en-suite shower room
- Two further double bedrooms
- Shower room
- Built-in wardrobe and good storage
- Woodburning stove.
- Outside decking

Not to Scale - for identification purposes only.



WEST ELEVATION



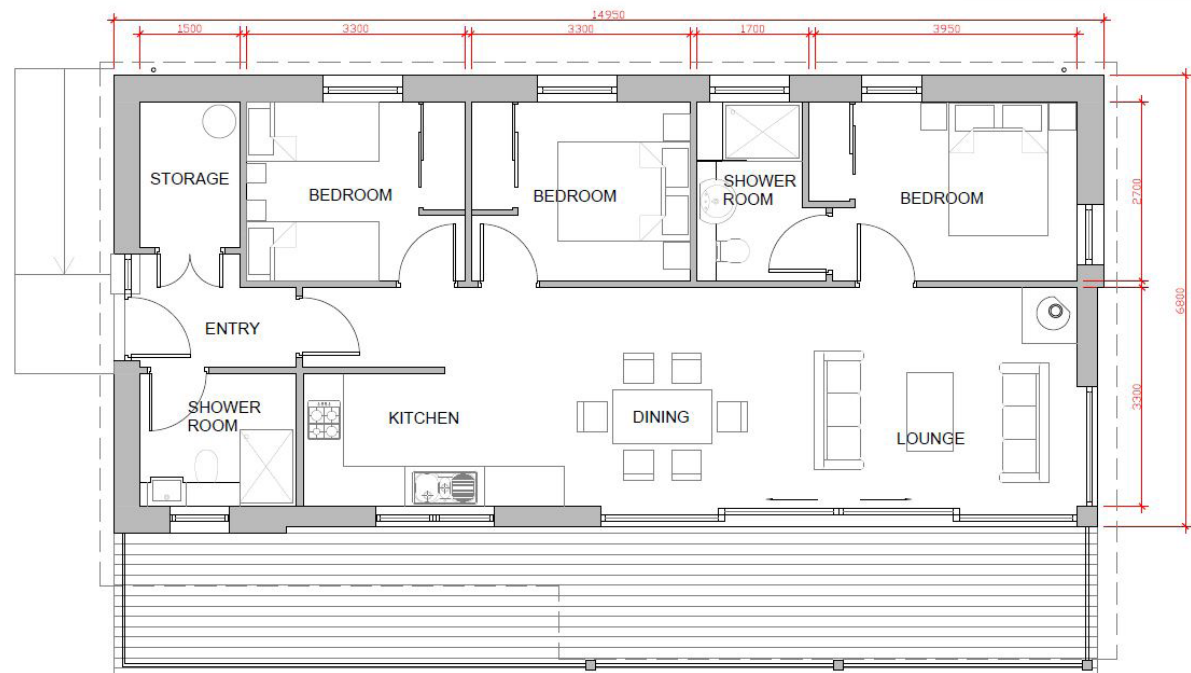
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



2 BEDROOM

TYPE B

- Approximately 61m² and (656 sq.ft)
- Open plan kitchen living area with breakfast bar
- Two double bedrooms
- Shower room
- Built-in wardrobes
- Woodburning stove.
- Outside decking

Not to Scale - for identification purposes only.



WEST ELEVATION



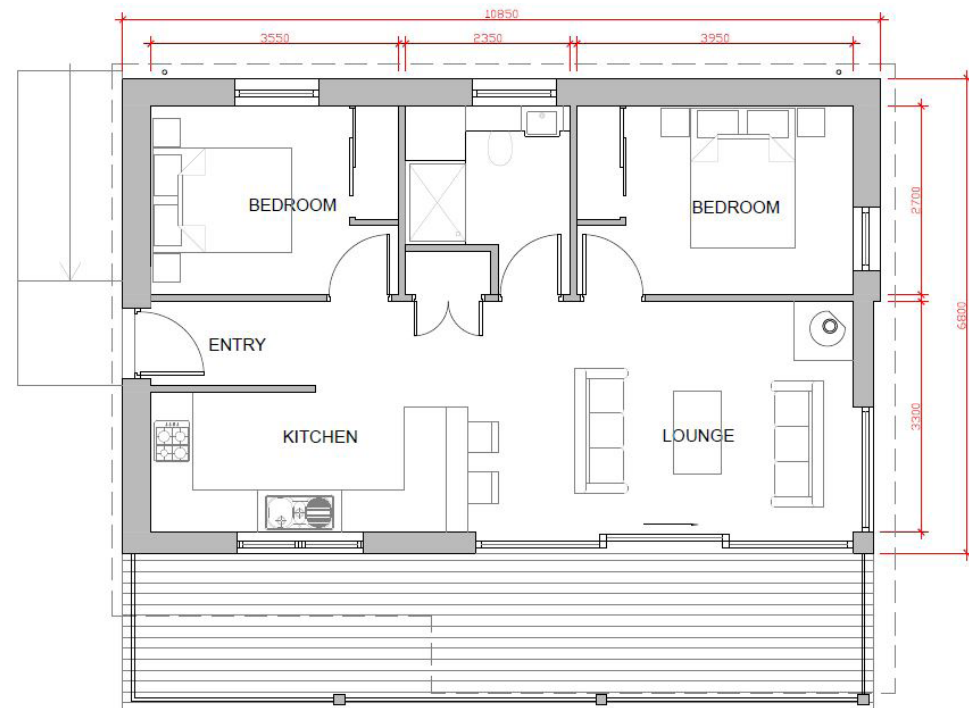
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



2 BEDROOM

TYPE C

- Approximately 72m². (775 sq.ft)
- Open plan kitchen/dining/living
- Two double bedrooms
- Shower room
- Built-in wardrobe and good storage
- Woodburning stove.
- Outside decking

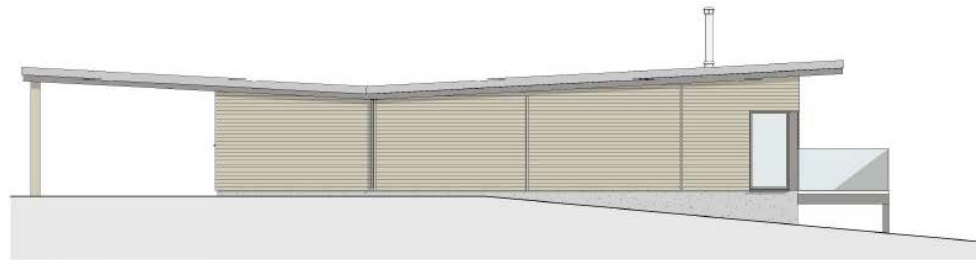
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WEST ELEVATION



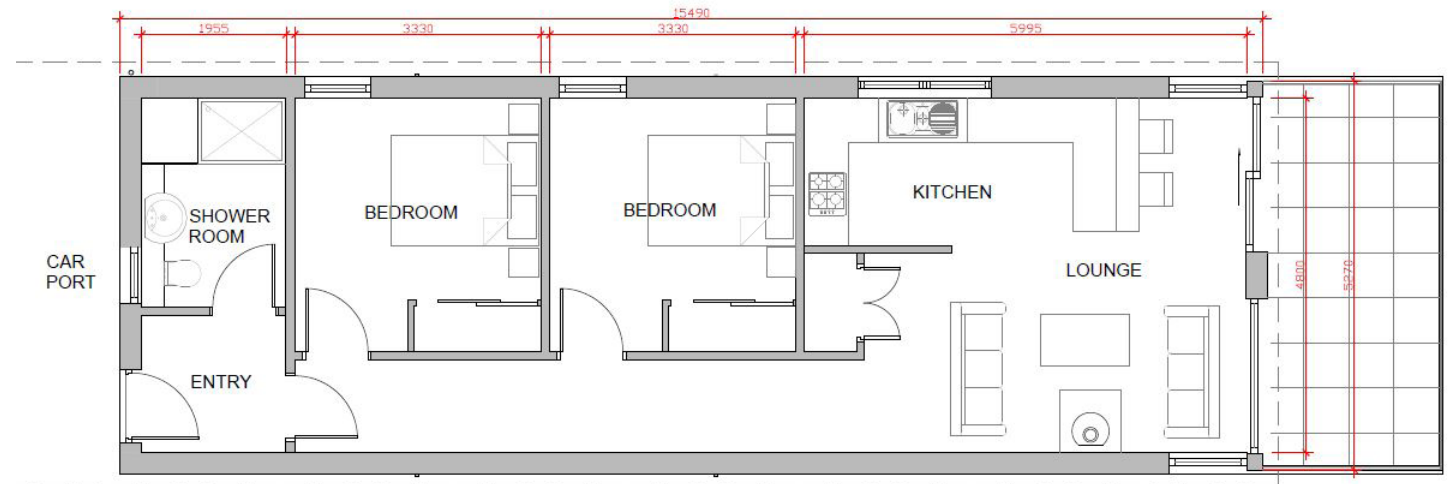
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



GENERAL DESCRIPTION

Drumcroy previously formed part of the neighbouring farm and has been granted planning permission for an exciting bespoke lodge development. The Lodges have been designed by the highly regarded local architects, Fearn Macpherson, to a high specification incorporating modern materials whilst being sympathetic to the local vernacular and maximising the use of space and light. There are two and three bedroom Lodges and the layout of the properties on the site has been carefully considered to maximise views whilst affording a degree of privacy to each lodge.

The Lodges have been nestled into the hillside with a private road providing access from the A827. Drumcroy offers purchasers an exceptional opportunity to make the most of Highland splendour, located in an accessible position with in walking distance or a short drive from the highland market town of Aberfeldy.

SPECIFICATION

Externally:

- Finished in a combination of horizontal cement fibre cladding (black), with a smart white render on blockwork.
- The roof is finished in a profiled steel sheeting with overhanging eaves.
- Windows are double glazed UPVC in Anthracite grey.
- Balcony with toughened frameless glass

Internally:

- Engineered oak flooring in kitchen and living space.
- Oak finished interior doors.
- Contemporary Moores Kitchen finished with a complementary solid worksurface.
- Tiled floors in entrance areas and WC.
- Carpeted bedrooms, all with fitted wardrobes.
- Stylish bathroom, en-suite and WC with contemporary sanitaryware and fixtures throughout with Porcelanosa tiling to floor and walls.
- Heatrae Sadia 'A rated' electric boiler.
- Low energy light fittings throughout.
- Woodburning Stove



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Special Note

The brochure and images within incorporated architecturally rendered pictures and generated images. CGIs and plans depict only certain part of the properties. Nothing within the particulars shall be deemed to be statement as to the structural condition nor working order of services and appliances.

Architectural details and elevation treatments, including window styles and positions may vary. All dimensions are approximate. Craighush Homes Ltd continually review the specification of the product and reserve the right to amend.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH15 2EA.

Directions

Exit the A9 at Ballinluig and head west on the A827 passing through Grandtully and Little Ballinluig. Approximately 0.8 miles before Aberfeldy on the left hand side there is a pair of double gates with stone pillars. This is the entrance to the site which is visible with a large 'For Sale' sign.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water and electricity. Shared private drainage. Electric boiler.

Local Authority

Perth & Kinross Council, 2 High Street, Perth PH1 5HH. Tel: 01738 475 000. Fax: 01738 475 710.

Burdens

Factoring Fee TBC per annum

Servitude Rights, Burdens & 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 or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com, RettieTownandCountry](https://www.facebook.com/RettieTownandCountry), [twitter.com, RettieandCo](https://twitter.com/RettieandCo), [Instagram](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/rettieandco).

Special Note

It should be noted that there is a planning restriction which does not allow a lodge to be a principal residence.





Aerial view providing an indication of the site layout

Please note that the images are computer generated images and should not be relied upon, they are for indicative purposes only.



Conceptual approach view of Lodge Type B



Lodge type B, with lodges type A and C in the background

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



Aerial views over Aberfeldy and to the west



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Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.