



**RETTIE**

11 Wemyss Place,  
Edinburgh, EH3 6DH

0131 220 4160

mail@rettie.co.uk

[www.rettie.co.uk](http://www.rettie.co.uk)

Edinburgh

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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.



# CRAIGELLACHIE

PITILIE VIEW | ABERFELDY



**RETTIE**







# CRAIGELLACHIE

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## **PITILIE VIEW, ABERFELDY, PH15 2EN**

A charming modern eco-friendly country house with exceptional views over undulating Perthshire countryside, set within substantial garden grounds and enjoys generously proportioned accommodation.

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### **Accommodation**

**Ground Floor:** Entrance Porch, Large Dining Kitchen open plan to Living Room, Sitting Room, Utility Room, Shower Room, Storage Cupboard.

**First Floor:** Principal Bedroom with en-suite Dressing Area and Bathroom, Double Bedroom 2, Bedroom 3, Family Bathroom, Double Bedroom 4 with en-suite Shower Room, Double Bedroom 5/Study.

**Exterior:** Established gardens of notable color and diversity.

Integral Garage. Garden Store. Log Store.

Wonderful views.



#### SITUATION

Craigellachie is a fantastic contemporary home that forms part of a small enclave of four similar, substantial modern houses located within the Pitilie View development. The properties are accessed via a shared road with individual approaches taken via private gravel driveways. Craigellachie is quietly positioned on an established and elevated plot with wonderful views overlooking the Perthshire countryside and the Tay Valley. The house is located around 1 mile southwest of the delightful town of Aberfeldy. Set amongst picturesque countryside, the historic market town of Aberfeldy, which was first made famous through the works of Robert Burns and his poem The Birks of Aberfeldy, is well known for its scenic beauty. It has earned enduring popularity 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. The town itself offers a fine selection of local shops, restaurants and a cinema, as well as banking and medical services.

Situated on the banks of the River Tay, Aberfeldy 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. 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.

Schooling is available at the highly regarded Breadalbane Academy which provides education from pre-school to 18.

The city of Perth is 30 miles away and offers all the amenities and professional services expected of a regional city. The A9 is the main route into the Highlands and has stretches of dual carriageway between Ballinluig and Perth, where it links with the M90 south to Edinburgh. Edinburgh International Airport is on the near side of the city. There are some renowned private schools within reach including Kilgraston, Strathallan, Craigclowan, Glenalmond, and Morrison's Academy and Ardreck (both at Crieff) which both run daily bus services from Aberfeldy.

#### GENERAL DESCRIPTION

Built in 2015, Craigellachie is an attractive house with stone cladding and render under a slate roof, occupying an elevated position to maximise the impact of the surrounding landscape. The approach to the house is via a shared private road providing access to a private driveway with car parking and turning area and provides approach to the integral single Garage. Internally, the design and presentation of the house boasts many clever contemporary features including large windows, ceiling spotlights, dimmer switches. A timber door framed by glass panels with external drop lights provides access to the Entrance Hall, which is a bright, welcoming space giving access to the principal rooms on the ground floor.

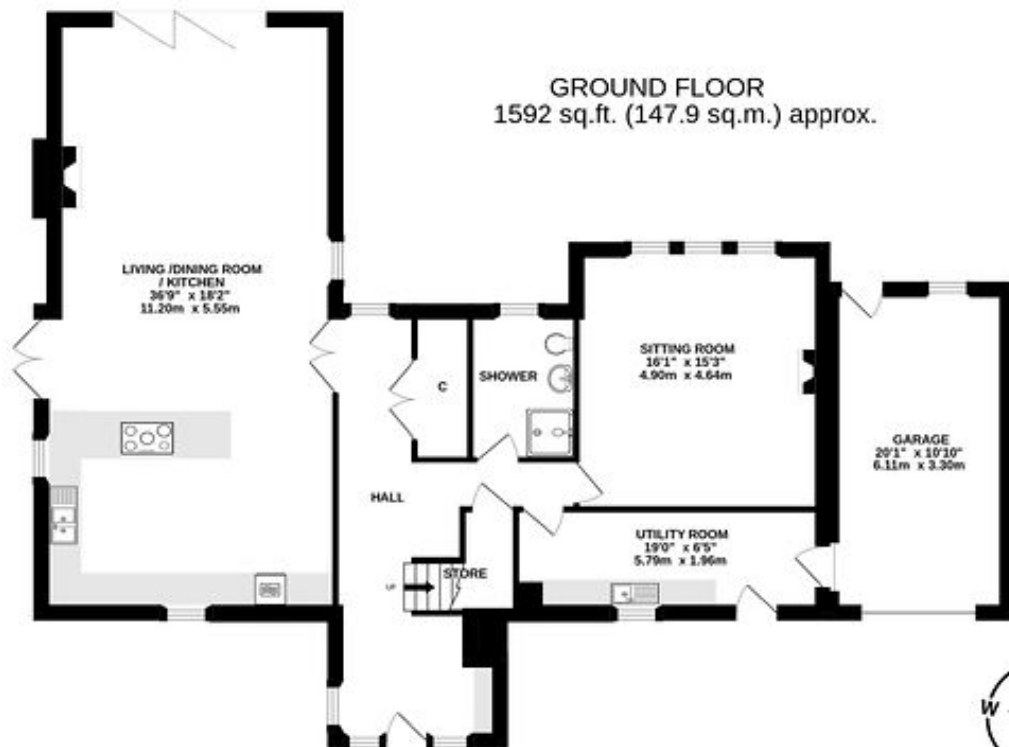
Perched amidst a lush landscape, this eco-friendly home stands as a testament to sustainable living, meticulously designed by an environmental conscious architect. The residence seamlessly integrates modern aesthetics with a commitment to reducing its carbon footprint. Craigellachie showcases innovative features, including an air-source underfloor central heating system with individual thermostats in all areas, ensuring optimal comfort while minimising energy consumption. The property is embraced by double-glazed windows and comprehensive insulation, forming an impervious shield against external temperature fluctuations. This holistic approach not only fortifies the house against the elements but also translates into a substantial reduction in heating costs. With a nod to both style and environmental responsibility, this home serves as a beacon of eco-friendly living, demonstrating that suitability and comfort can harmoniously coexist within the walls of a thoughtfully designed home.

Accessed off the Entrance Hall is the sumptuous Dining Kitchen open plan to Living Room, which is the heart of the house. Natural light emanates from glazed windows and Bifold and French doors which provides access to the rear garden and patio area.

There is a fantastic open plan Kitchen which has been thoughtfully configured to align with modern lifestyle trends and incorporates a Dining area which allows for sociable and relaxed family living. There is also a breakfast bar with space for seating which creates a more relaxed dining area. The Kitchen has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate an AEG induction hob, wine cooler, sink and drainer, AEG double oven and grill with microwave above and an integrated Hoover fridge freezer. The Kitchen benefits from ceiling spotlights and oak flooring. The lounge area is an ideal space to relax and unwind with fantastic views over the garden grounds and countryside beyond. Substantial patio doors provide access to the patio area and rear garden. A notable feature of this room is the log burner with timber mantle.







**TOTAL FLOOR AREA : 3143 sq.ft. (292.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Further down the Hall a timber door provides access to the Sitting Room with ceiling spotlights and large, glazed windows providing a lovely outlook. There is a log fire with timber mantle and stone hearth which provides a heartening focal point. Neighbouring the Sitting Room is the spacious Utility Room with work surface and storage units below, integrated stainless steel sink and drainer and integrated storage cupboards. A door provides access to the front drive and a separate door provides access to the integral single Garage with electric power.

Completing the Ground Floor accommodation is a large storage cupboard, understairs storage cupboard and the Shower Room with walk-in shower cabinet, wash hand basin with shelving unit above, WC and ceiling spotlights.

The staircase rises to the first floor landing, giving access to the Bedroom accommodation and the Family Bathroom. Accessed off the landing is the Principal Bedroom with en-suite dressing area and Bathroom. The Bedroom is flooded with natural light from the substantial sash windows, providing a wonderful outlook over the garden grounds and the surrounding countryside. The dressing area has large integrated wardrobes with hanging rail and provides access to the large en-suite Bathroom with walk-in shower cabinet, bath unit with separate handheld shower attachment, WC, wash hand basin with storage unit below, wall mounted towel rail and ceiling spotlights.

Adjacent is Double Bedroom 3 with integrated wardrobe and ceiling spotlights. This room benefits from a dual aspect view overlooking the surrounding countryside. Bedroom 4, which is currently utilised as a home office, has an integrated wardrobe with hanging rail, wall mounted shelving unit and ceiling spotlights. Across the Landing is the Family Bathroom with an arrangement of glazed windows, bath unit with separate handheld shower attachment, WC, Wash hand basin with storage unit below, wall mounted towel rail, integrated shelving units and ceiling spotlights.

Completing the First Floor accommodation is the Linen Cupboard and Double Bedroom 2 with ensuite Shower Room and separate dressing room. The Bedroom benefits from ceiling spotlights and two integrated wardrobes both with sliding doors and hanging rails. Natural light emanates from the large gallery window and offers a lovely outlook over the rear garden and hills beyond. The en-suite Shower Room has a walk-in shower cabinet, WC, wash hand basin, wall mounted towel rail and ceiling spotlights. Accessed off the Bedroom is a large walk-in storage cupboard with automatic light and an inner door provides access to the Study/Bedroom 5 with ceiling spotlights, two Velux windows and a cupboard housing the hot water storage cylinder.

Craigellachie extends to about 3,143 sq ft (292 sq.m). The accommodation is spacious and well-appointed throughout and clever use has been made of large windows, Velux windows and French doors all maximising natural light and views overlooking the surrounding countryside. The interiors have been designed to suit modern day family living with large open plan areas on the ground floor and excellent bedroom space with en suites on the first floor. The interior finishes are also to a high standard and include external oak doors, an oak staircase, hardwood internal doors and quality kitchen and bathroom fixtures and fittings.

#### GARDEN

Enveloping the property with a verdant embrace, the three-fourths-acre garden seamlessly integrates eco-conscious principles into its design. A haven of sustainable beauty, the garden proudly adopts green landscaping practices that harmonize with the natural surroundings. The focal point of this botanical tapestry is a collection of over 40 silver birch trees, their slender trunks and delicate leaves creating a picturesque scene that is entirely commensurate with the local environment.

Craigellachie is situated on an elevated plot and enjoys splendid views across rolling countryside. The garden grounds are enclosed by stone walls and timber and wire fencing with generous areas of lawn to the front and rear. The front garden is well stocked with specimen trees, flowers and plants which offer colour and diversity all year round. Adjacent to the house is a pedestrian gate and a stone pathway leading to the rear garden with herbaceous borders and two large flower beds. There is a patio area to the rear of the house that can be accessed from the Living Room and is an ideal entertaining space in the warmer months.

There is a substantial private driveway and turning area which offers ample parking and provides approach to the integral single Garage and garden store. The garage has light and electric and an up and over door. There is an internal door providing access to the Utility Room and a separate door provides access to the rear garden. Adjacent to the Garage is a garden store which provides useful storage space for garden machinery.

The house and gardens also feature external lights and there is an outdoor tap located at the front of the house.











## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the Selling Agents.

### Satellite Navigation

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

### What3words

house location:///rides.trickles.paraded

### Directions

From the centre of Aberfeldy take the A826 which is signposted to The Birks and Crieff. Travel up the hill out of the town for just over a mile then the shared private road to Pitilie View is on the left hand side. There are AA signs from Aberfeldy which lead you to the development.

### Fixtures and Fittings

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

### Local Authority

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

### Classifications

Council Tax Band G  
EPC Rating – Band C

### Tenure

Freehold

### Services

Mains electricity. Private water supply. Drainage to a shared septic tank. Heating and hot water are provided by an air source heat pump. The heat pump is located externally to the rear of the house. Underfloor heating throughout the ground floor.

### Solicitors

Thorntons Law LLP  
Whitefriars House  
7 Whitefriars Crescent  
Perth  
PH2 0PA

### Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

### 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.

## Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

## 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 agents, 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 mis-statement 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 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 mis-statement 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.

