



**ELM (BUGABOO) AND LARCH COTTAGE**  
*Weem, Aberfeldy Perthshire PH15 2LD*







## ELM (BUGABOO) AND LARCH COTTAGE

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**Two attractive cottages which have traditional cottage charm and have been successfully let but offer the potential to alter to one house. South facing garden.**

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### Summary of Accommodation:

#### Ground Floor:

**Elm Cottage (Bugaboo)** - Porch, Sitting Room, Open plan Kitchen/ Dining/Living Room, Separate WC.

**Larch Cottage** - Porch, Hall, Bedroom with jack and jill ensuite shower room.

#### First Floor:

**Elm Cottage (Bugaboo)** - Three bedrooms all with ensuite shower room facilities.

**Larch Cottage** - Open plan kitchen/dining/living room.

**Exterior:** South facing garden, off road car parking and a laundry/boiler room accessed to the rear of the house.





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### SITUATION

Elm (Bugaboo) and Larch Cottage, sit in the historic village of Weem, which is located in an idyllic woodland setting a short distance to the north of Aberfeldy. The collection of houses is complimented by a pub, the Ailean Chraggan and nearby is Castle Menzies, one of Scotland's best preserved 16th century castle's.

The popular town of Aberfeldy, approximately one mile to the southeast, is renowned for its scenic beauty – in particular The Birks of Aberfeldy, made famous by Robert Burns' poem of the same name. The town caters to a wide rural hinterland and is well-appointed with an eclectic mix of fine local shops and restaurants, as well as banking, professional and medical services, and an 18-hole golf course. The new and highly regarded Breadalbane Academy provides education from pre-school to secondary level. The Birks Cinema, rescued by the community in 2003, has become a popular regional destination, screening the latest film releases as well as live feeds from international events such as the National Theatre.

The surrounding area supports a wealth of recreational opportunities and country pursuits, including hillwalking, climbing, canoeing, and, most notably, salmon fishing on the River Tay. Renowned nearby scenic beauty spots include Glen Lyon and The Queen's View at Loch Tummel, as well as Munros such as Schiehallion and Ben Lawers. Nearby Loch Tay is a particular focal point, offering a wide array of watersports and further fishing opportunities. The outlying Highland towns and villages, such as Kenmore, Killin, Dunkeld, and Pitlochry, are equally rich in heritage and charm, each with a wide range of independent services, golf courses, and active local communities.



Whilst enjoying a scenic location in the Scottish Highlands, Aberfeldy is remarkably accessible. Centrally positioned in Scotland, almost halfway between the east and west coasts, it offers easy reach to a diverse range of popular destinations, including Perth, Stirling, Pitlochry, Oban, Glen Coe, and Fort William. In particular, there is convenient access to the A9 trunk road, linking to Scotland's main motorway network and onward to Edinburgh.

### GENERAL DESCRIPTION

Tucked beneath the shelter of Weem Woods and enjoying a soft Highland light, Elm Cottage (Bugaboo) and Larch Cottage form an exceptionally appealing pair of semi-detached homes. Built from attractive stone under a traditional slate roof and fronted by distinctive larch-clad porches, the two cottages strike the perfect balance between rustic warmth and modern comfort.

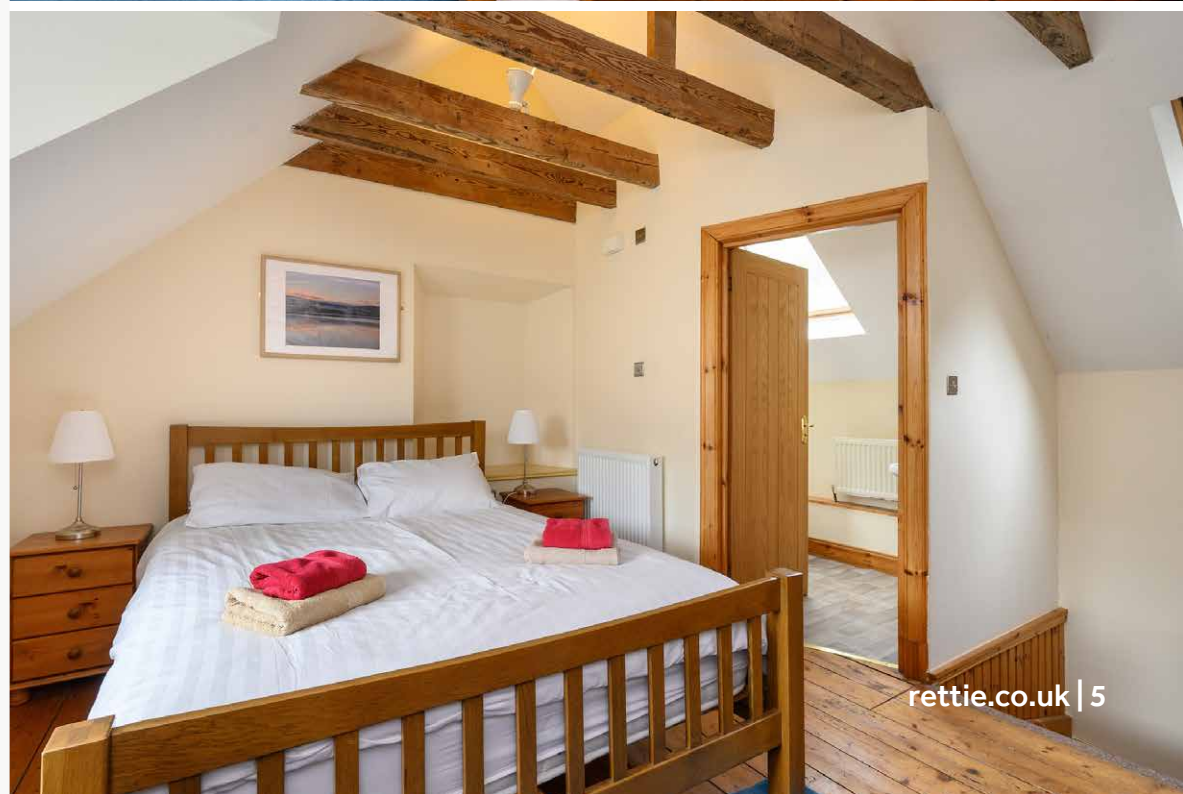
Currently offered for sale together, they provide separate accommodation yet share services, offering remarkable flexibility. There is planning permission as two holiday cottage or as a residence with ancillary accommodation. This offers the opportunity to create one family home or retained as two dwellings, ideal for extended family living, a guest annexe or holiday letting.

Inside, each cottage is bathed in natural light, thanks to large windows with deep sills and multiple skylights to the upper floors. Coombed ceilings and exposed wooden beams add to the cottage charm, while the open-plan kitchen/dining/living room layouts provide a contemporary flow, perfect for both daily life and entertaining. Solid wood floors feature principally at first-floor level, with tiled floors downstairs adding a practical touch. Central heating is via an oil fired boiler with under floor heating downstairs and radiators on the first floor.

There are four bedrooms in total all with the luxury of ensuite facilities ensuring comfort and privacy for residents and guests alike. A separate external laundry room houses the boiler and offers useful additional storage space.

The cottages open out to a south-facing garden, and with the wooded hillside of Weem behind, it creates a setting that feels both secluded and connected to the landscape. This natural backdrop, together with the characterful interiors, gives the properties a true Highland feel.

Whether as a home, an investment, or a combination of the two, Elm Cottage (Bugaboo) and Larch Cottage offer a rare and versatile opportunity in one of Perthshire's most scenic settings.





## GARDEN

The cottages benefit from a shared south facing garden which has an attractive stone wall on the southern boundary. The garden is predominantly laid to lawn with a patio terrace and a variety of trees and bushes. A path located to the rear provides access to a laundry/boiler room. Off road car parking for four cars.

## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment through the Sole Selling Agents.

### Satellite Navigation

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

### Fixtures and Fittings

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

### Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5JD. Tel: 01738 475 000

### Rateable Value

The current Rateable Value is £4,950

### EPC Rating

Band C

### Services

Mains water, electricity and drainage. Oil central heating. Fibre connection to the house.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. 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.



### **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. The purchaser(s) will be held to satisfy themselves of the nature of all such servitude rights and others. All rights of wayleave, drainage and access in respect of any property retained by the seller will be reserved.

### **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](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), [www.uklandandfarms.co.uk](http://www.uklandandfarms.co.uk) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are Facebook.com-RettieTownandCountry; Twitter.com- RettieandCo, Instagram and LinkedIn.

### **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.





### 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 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.

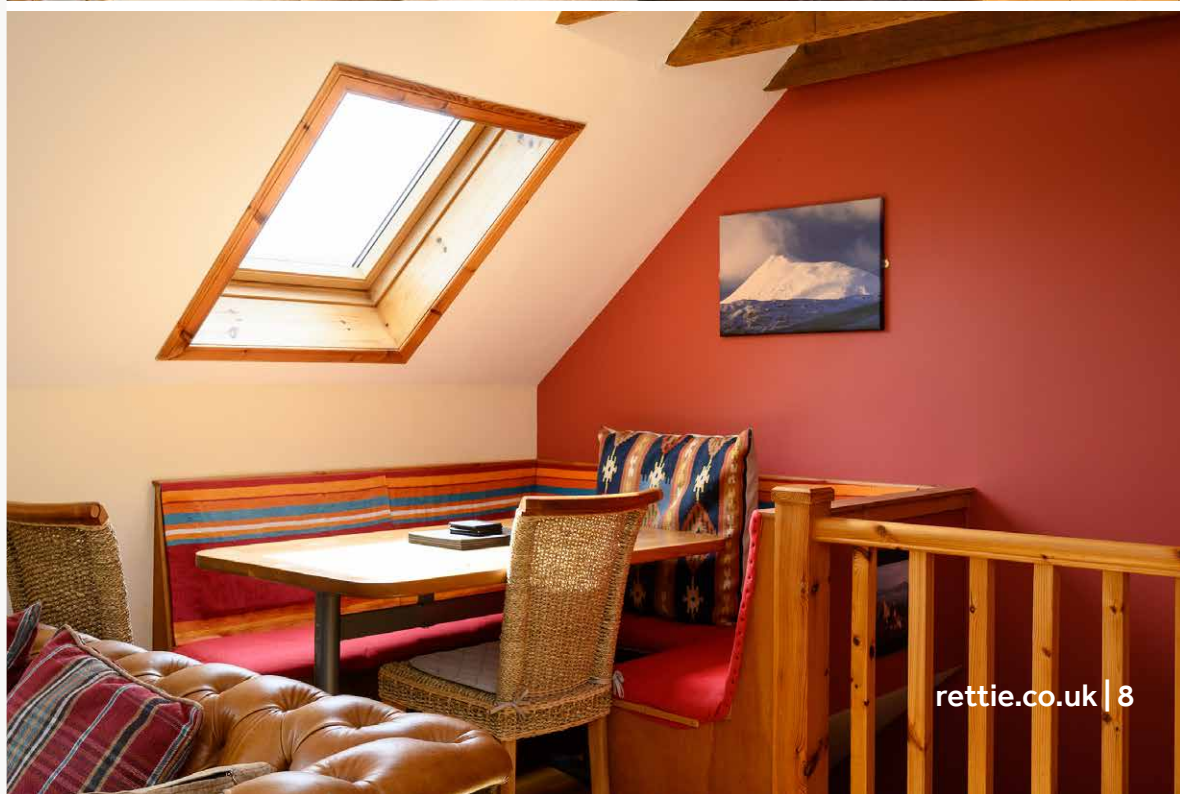
### Important Notice

Rettie & Co, their clients and any joint agents give notice that:

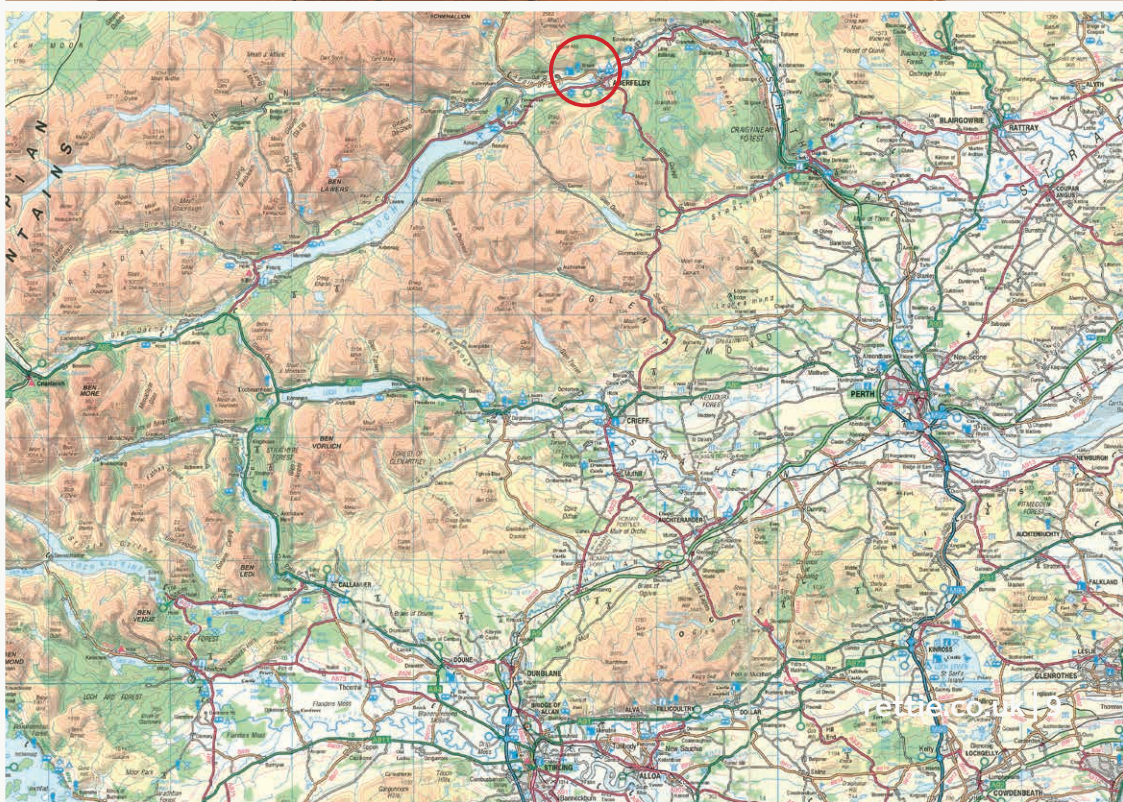
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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 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.

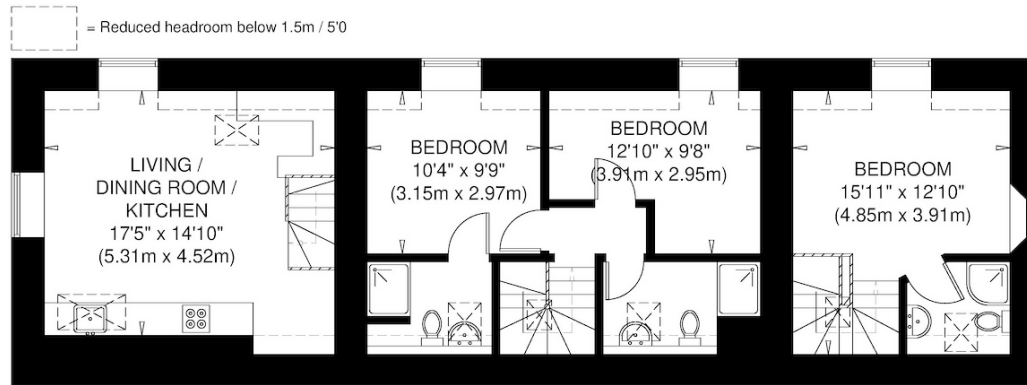
3. All descriptions or references to condition are given in good faith only. Whilst every endeavor is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in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



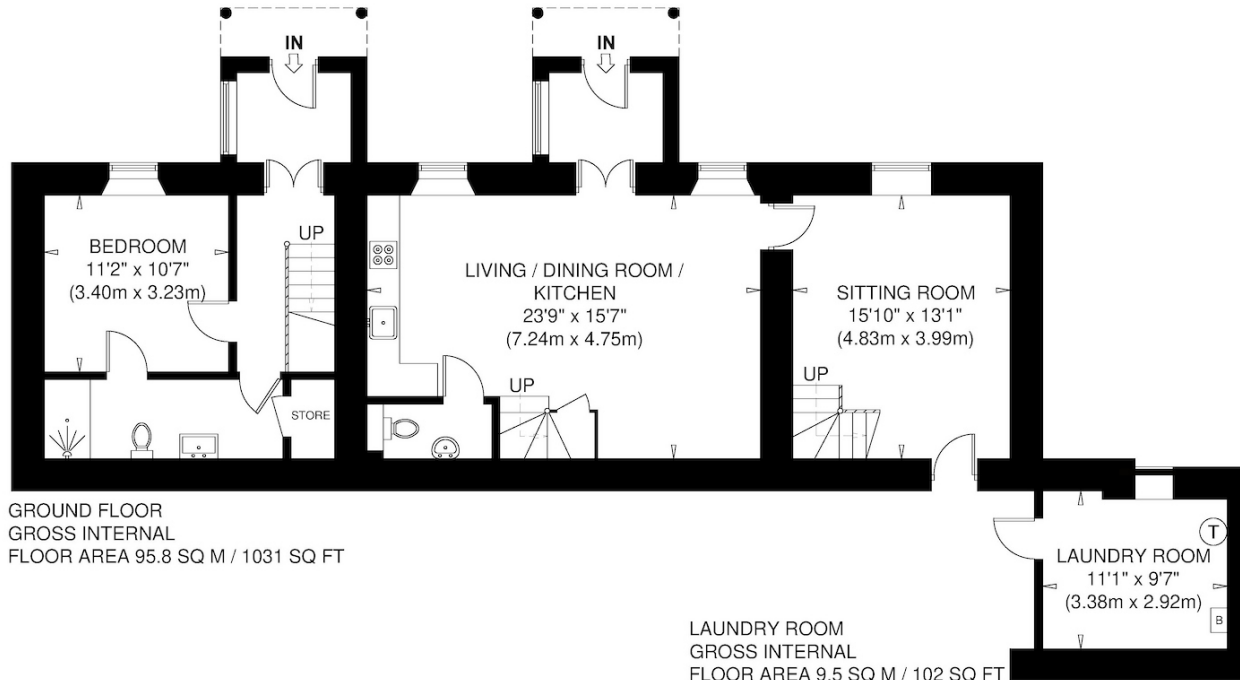








FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 85.3 SQ M / 918 SQ FT



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 95.8 SQ M / 1031 SQ FT

### Elm (Bugaboo) and Larch Cottage

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA = 181.1 SQ M / 1949 SQ FT

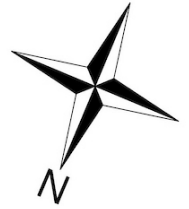
LAUNDRY ROOM AREA = 9.5 SQ M / 102 SQ FT

TOTAL AREA = 190.6 SQ M / 2051 SQ FT

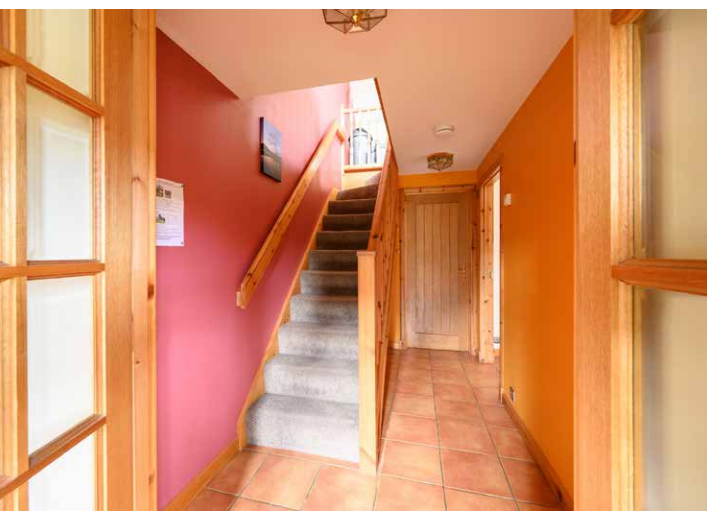
All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.

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RETTIE

📞 0131 624 4183

✉️ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)

🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH