



CREAGAN COTTAGE
Killin, Perthshire, FK21 8TX

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A rural home of quality, set apart by its idyllic plot and position, perched on the hillside above Loch Tay, on the periphery of the Loch Lomond and Trossachs National Park.

The property includes a bothy, offering contemporary studio accommodation, which has been let to provide a worthwhile income and lends the property to multi-generational living.

Approximate Gross Internal Floor Area: 1569 sq ft (145.8 sq. m)

Ground Floor: Entrance Vestibule, Hall, Sitting Room, open-plan Kitchen/ Dining/Living Room, Double Bedroom 4/Study, and Shower Room.

First Floor: Principal Bedroom (or First Floor Reception Room, Two Further Double Bedrooms, and a Family Bathroom.

Exterior: An exceptional parcel of garden ground, extending to approximately half an acre, set in the splendour of the Loch Tay basin. The plot's many highlights include:

- Charming, south-facing lawn garden with an elevated outlook into the woodland canopy to the South, offering views to the distant hills and glimpses of Loch Tay, subject to the season.
- Smart, spacious flagstone patio terrace with direct access from the kitchen/living room.
- Kitchen garden area with productive raised beds, in addition to a greenhouse.
- A woodland glade alongside a charming section of Allt Tir Artair, or "Arthur's Burn": a tributary of Loch Tay, which features a tiered, natural falls.
- A well-maintained timber garage/workshop, with an internal water plant room, and a separate lean-to log store.
- Private driveway providing multi-car parking and turning space.
- Gated entrance preceded by a bellmouth providing supplementary parking space.



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Situation

Set in the heart of Breadalbane in Highland Perthshire, Creagan Cottage lies at the foot of the Tarmachan Ridge, on a hillside rising to the north of Loch Tay. The ancient village of Killin, some 2.5 miles to South West, is known for its position at the western head of Loch Tay, on the edge of the Ben Lawers National Natural Reserve and the Loch Lomond and Trossachs National Park. Set around the picturesque Falls of Dochart, where the rivers Dochart and Lochay meet, the village combines a strong sense of character and history with community and everyday convenience, offering a good range of local amenities including shops, cafés, and inns.

Killin and its surrounding areas are renowned amongst outdoor enthusiasts and nature lovers. Wildlife abounds in the area and Ben Lawers is noted for its alpine and arctic flora. Meanwhile, Loch Tay is a popular destination for both water sports and salmon fishing, and the village is known for its winter pike fishing. Killin also hosts a picturesque 9-hole golf course, which, nestled amidst the upland scenery, is often described as the most beautiful 9-hole golf course in Scotland.

Breadalbane's rich heritage has established it as a popular historical and cultural interest destination. The ruins of the Campbell stronghold of Finlarig Castle lie a short walk from the village's main street and, nearby, Moirlanich Longhouse, a rare surviving example of a traditional Scottish Longhouse, is maintained as an Historical Landmark by the National Trust for Scotland. The annual spectacle of the Killin Highland Games, which attracts athletes from around the world, takes place in August and a highlight of the community's winter calendar is the Hogmanay (New Year's Eve) Fireworks display, which illuminates the Dochart Falls.

Lying at the foot of Loch Tay, the village of Kenmore to the North East provides a further range of amenities, including a Primary School. It also hosts the Scottish Crannog Centre and Taymouth Marina & Spa. The small and historic market town of Aberfeldy provides a well-regarded secondary school, Breadalbane Academy. Perthshire is also well-known for its stock of esteemed Independent schools including Morrison's Academy and Advreck Preparatory School at Crieff, as well as Glenalmond College and Strathallan School.

Despite its idyllic rural position in the Scottish Highlands, the area is approximately a 90-minute drive from Edinburgh or Glasgow airports. Its central position in Scotland, almost half way between the East and West coasts, means that popular locations such as Perth, Stirling, Pitlochry, Oban, Glen Coe and Fort William are within a comfortable reachable distance.





General Description

Creagan Cottage is a bespoke, architect-designed rural home, which affords comfortable, contemporary living with character, in a splendid plot of some 0.5 acres. Oriented to face in a southerly direction, the handsome house and its garden are governed by their beautiful upland setting, set below the impressive peaks of the hills around Loch Tay, which punctuate the horizon.

Presiding proudly over its own charming, south-facing garden, the handsome principal façade of the house has been built to echo the traditional local vernacular of the region, with classic harling and a pitched slate roof animated by a trio of pretty dormer windows. Originally constructed in the 1980's, the well-designed accommodation has been iteratively extended and renovated over time to evolve with changing trends in modern living. The ground floor now incorporates a statement, open-plan kitchen/dining/living room elevated by French doors out to the garden, and the majority of the windows were replaced with sympathetic, double-glazed PVC units c. 2022. A smart flagstone patio stretches across the front of the house, affording indulgence in the splendid Southerly aspect and elevated views over the garden through the woodland canopy towards Loch Tay.

On approach to the property, the A827 meanders along the hillside which rises to the North of Loch Tay, stretching from Killin in the South West to Kenmore in the North East – a pair of lochside villages steeped in history and picturesque appeal. The gated entrance to Creagan Cottage is positioned off the road, beyond a private bellmouth which is suitable for parking. Double timber gates open onto a private driveway which winds up to the side of the house, where there is a gravel area providing parking and turning space for multiple vehicles. The position affords the house and its garden a high level of privacy, as well as an elevated outlook across its own garden and into the canopy of the woodland to the South. Stocked with predominantly deciduous trees, the outlook from the vantage point evolves with the march of the seasons, offering glimpses of the silvery basin of Loch Tay when the foliage falls in the Autumn.

Beyond the threshold, the home's tasteful interior has been finished with heritage style elements and timeless, quality finishes to foster atmosphere and presence. The catalogue of features and details include timber wall panelling, solid timber doors with ceramic handles, and a wood-burning stove, as well as downlighting, Moduleo vinyl flooring in classic oak, upgraded bath and shower rooms, and a contemporary kitchen showcasing composite worksurfaces.

The main door into Creagan Cottage is set within a traditional entrance porch and flanked by windows. Internally, the well-proportioned entrance vestibule is finished with practical floor tiling and provides plenty of room for the storage of coats, shoes, and boots. A glass-panelled door leads into the main hall and lends the space natural light. The welcoming, L-shaped hall serves at the central spine of the accommodation and is decorated with timber wall-panelling and neutral carpeting.

Ideal for both relaxed, family living and entertaining larger parties, when occasion demands, the ground floor incorporates a statement, open-plan kitchen/dining/living room which easily accommodates both a full dining suite and lounge furniture. Extending to over 41 sq. meters, the superb, sociable space stretches along the southerly elevation of the house and has a generous, triple-aspect fenestration, which anchors the room within the house's stunning setting. Notably, a set of French doors open out to the stunning, flagstone patio terrace in the garden - a spacious, South-facing suntrap which is the ideal spot for alfresco dining, against the scenic backdrop. The room is decorated with quality Moduleo flooring in classic oak.





The kitchen is set around a stylish island unit, incorporating a breakfast bar, and is elevated by composite worktops and recessed downlighting. Balancing visual design with technical performance, the kitchen is well-equipped with ergonomic storage, including pan drawers, and a range of NEFF integrated appliances, including: an oven with a Hide&Slide door; a combination microwave/oven; an induction hob set beneath an extractor hood; a discrete dishwasher, and a washing machine. There is also a one-and-a-half-basin sink with a swan-neck mixer tap set below a window framing an outlook towards the falls to the East, and ample room for a freestanding fridge/freezer.

The accommodation at Creagan Cottage is inherently versatile. The ground floor offers a well-proportioned family room, in addition to a study/home office, both of which could easily serve as comfortable double bedrooms. The family room has a window to the South, while the study has a window to the West and a built-in cupboard. A neatly presented shower room completes the accommodation on the ground floor, finished with oak-style flooring, a sink set atop a vanity unit, a WC, and a shower with limestone-effect wet walling.

The staircase to the first floor has a classic timber balustrade and is flooded with light via a Velux window above the stairwell. It has a deep understairs cupboard and provides access to two eaves storage cupboards.

On the first floor, the bright landing is lit by a window behind the stairwell and has a ceiling hatch providing access to the loft. There are three double bedrooms on the first floor, all of which showcase delightful dormer windows to the South, providing elevated views, which capture the peak of Creag Gharbh set above the tree canopy and views of Loch Tay, at certain times of year.

The generously proportioned principal bedroom was originally proposed as a principal reception room and has a sense of retreat, by virtue of an impressive picture window to the East, framing a delightful outlook into the woodland glade and over the waterfall, and a wood-burning stove set on a tiled hearth with a vintage fender.

The second, similarly proportioned and dual-aspect double bedroom has a window to the West affording open views across the neighbouring countryside, with the summit of Sron A' Chlachain visible on clearer days. It has ample room for freestanding wardrobes, occasional lounge furniture, and a dressing table.

The family bathroom has been timelessly finished with oak-effect flooring and is fitted with: a P-shaped bath with an overhead shower; a vanity unit with a wash hand basin and a WC with a hidden cistern, all set beneath a mirror with integral lighting; and a heated towel rail. It is afforded natural light via a Velux ceiling window.





The Bothy

The property is accompanied by a traditional outbuilding which has been reinvented as a self-contained studio/annex. Internally, the modern accommodation provides a living room/bedroom space, a separate kitchen, and a shower room. Once a generator outbuilding for a hydropower scheme, the building has been designed in the image of a traditional Scottish bothy and has recently been upgraded with a distinctive red, corrugated metal roof.

Exterior

Creagan Cottage is ensconced within idyllic garden grounds, alive with charisma and natural beauty, which extend to approximately 0.5 acres. The established setting frames the house and its bothy beautifully, lending them a genuine sense of longevity.

The property is bounded to the East by Allt Tir Artair, or 'Arthur's Burn', which is understood to have served as the historical territory boundary of Tir Artair and present-day Morenish. Translated from Gaelic as "Arthur's Land", while the etymology of "Tir Artair" is lost to history, the name speaks to the long tradition of landholding and rural use in the area.

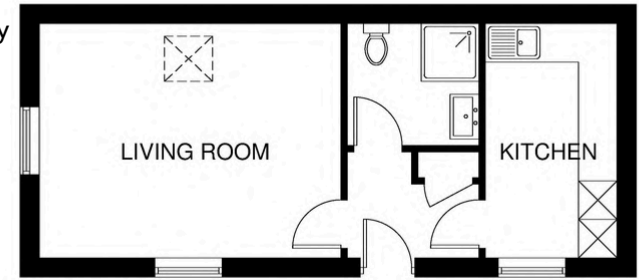
Today, the boundary of Creagan Cottage extends to the mid-point of the burn, and the distinctive, upland water course provides the property with a storybook quality, featuring a natural, tiered waterfall. A mix of mature evergreen and deciduous trees form a woodland glade around the gorge, which is accessed via a pathway from the garden around the house.

The principal garden to the front of the house is elevated high above the bothy and the road below, creating a private platform of lawn which is trimmed with traditional post and rail timber fencing and well-stocked borders. There are four productive raised beds to one side, and a greenhouse on the other. A flagstone patio terrace stretches across the principal elevation, providing a wonderful vantage point to indulge in the views to the South and to observe the diversity of indigenous wildlife which has been known to frequent the garden, including red squirrels.

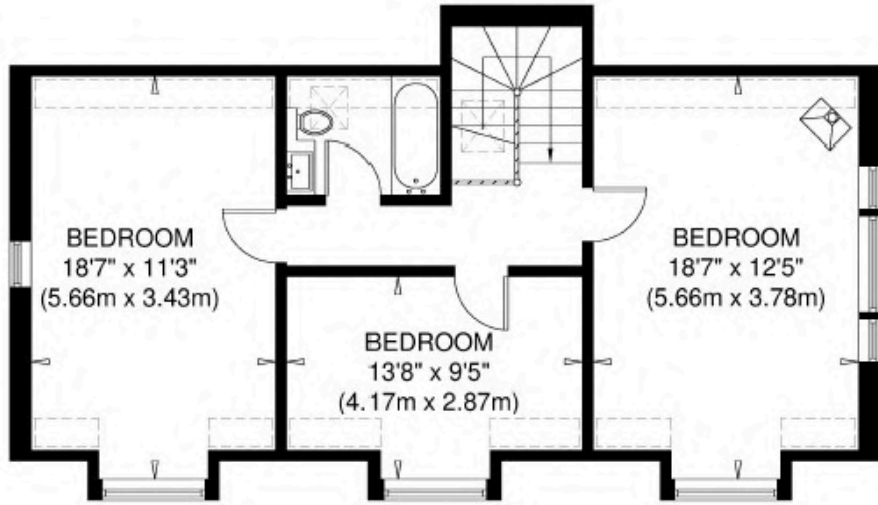
To the West of the house, the private driveway extends into a gravel parking area and there is a detached, timber garage/workshop which has a pedestrian door and has been utilised as a hobby room/storage space. The garage is serviced with electricity and has an internal water plant room which houses the filtration system for the private water supply. Alongside the garage, there is also a lean-to log store.



The Bothy

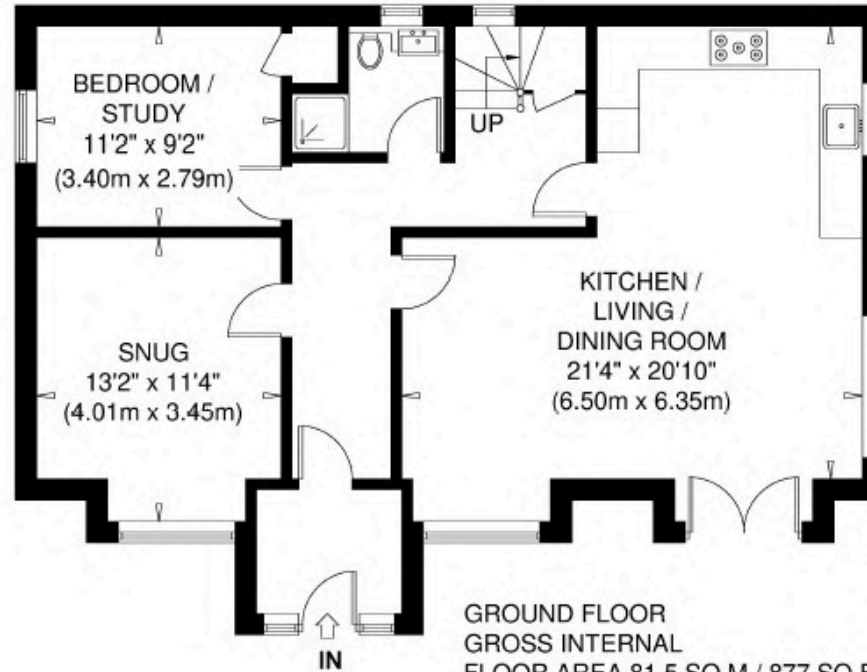


GROUND FLOOR

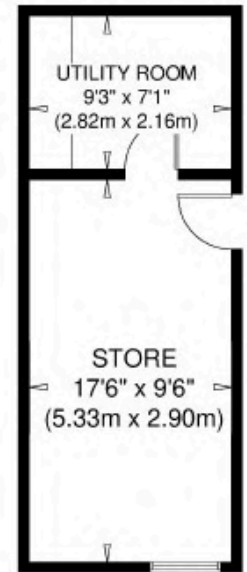


= Reduced headroom below 1.5m / 5'0

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 64.3 SQ M / 692 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 81.5 SQ M / 877 SQ FT



CREAGAN COTTAGE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 145.8 SQ M / 1569 SQ FT
 OUTBUILDING = 21.8 SQ M / 235 SQ FT
 TOTAL = 167.6 SQ M / 1804 SQ FT

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

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GENERAL REMARKS AND INFORMATION

Viewing

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

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK21 8TX.
What3Words: ///landowner.nanny.stunner

Fixtures and Fittings

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

Entry & Possession

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

Services

Mains electricity with separate meters for Creagan Cottage and The Bothy. Private septic tank. Private water supply with two sources (via spring on neighbouring estate and property's private borehole) with filtration and treatment system housed in timber garage. Private oil tank and oil-fired combi boiler powering central heating and hot water system in Creagan Cottage.

Council Tax Band

Creagan Cottage - D
The Bothy has been let and, as such, currently has a separate Council Tax Band (Band A).

EPC Rating

Creagan Cottage - Band D
The Bothy - Band D

Tenure

Freehold

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 as well as our affiliated websites at www.rightmove.co.uk, and 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 contract 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. 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.

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.





RETTIE

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