



WESTHAUGH OF DALSHIAN
Pitlochry, Perth & Kinross, PH16 5TD





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A remarkable architect-designed detached villa, offering elegant family accommodation, superb open-plan living and beautifully landscaped gardens, all within minutes of Pitlochry town centre.

Summary of Accommodation

Ground Floor: Entrance Vestibule, Reception Hall, Sitting Room, Open-Plan Kitchen/Dining Room, Family Room/Study, WC, Utility Room, Shower Room.

First Floor: Principal Bedroom With En Suite Bathroom, Three Further Double Bedrooms (Two with En Suite Shower Rooms), Jack And Jill Family Bathroom.

External: Detached Garage/Workshop, two log stores, Beautifully Landscaped South facing Gardens, Driveway Providing Ample Off-Street Parking.



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Situation

Westhaugh of Dalshian enjoys a peaceful rural setting amidst the beautiful Perthshire countryside, approximately 1.5 miles from the vibrant Highland town of Pitlochry. Surrounded by rolling farmland and woodland, the area offers an exceptional balance of tranquillity and convenience, making it ideal for those seeking a country lifestyle without compromising on accessibility.

Often referred to as the gateway to Highland Perthshire, Pitlochry is one of Scotland's most desirable Highland towns and offers an excellent range of independent shops, cafés, restaurants, supermarkets, healthcare facilities and professional services, together with both primary and secondary schooling. The town also boasts a leisure centre, golf course and an extensive network of scenic walking and cycling routes.

Pitlochry is renowned for its rich cultural and tourist attractions, including the internationally acclaimed Pitlochry Festival Theatre, the annual Enchanted Forest at nearby Faskally Wood, and both Blair Athol and Edradour Distilleries. Nearby attractions include Blair Castle, Queen's View, Loch Faskally and numerous woodland walks, while the surrounding countryside provides outstanding opportunities for walking, mountain biking, fishing, shooting and other outdoor pursuits. The southern reaches of the Cairngorms National Park are also within easy reach.



Despite its peaceful rural setting, Westhaugh of Dalshian is exceptionally well connected. The nearby A9 provides convenient access to Perth, Inverness, Edinburgh and Glasgow, while Pitlochry railway station offers regular services to Scotland's major cities, together with the Caledonian Sleeper service to London. Edinburgh Airport can be reached in approximately 90 minutes by car, while Glasgow and Inverness airports also provide excellent domestic and international travel connections. This accessibility makes the property well suited to both commuters and those travelling further afield.

The area is particularly well suited to families, with primary education available at Logierait and Pitlochry Primary Schools and secondary schooling at Pitlochry High School. A number of renowned independent schools, including Strathallan School, Glenalmond College and Morrison's Academy, are also within convenient reach, further enhancing the appeal of this picturesque rural location.

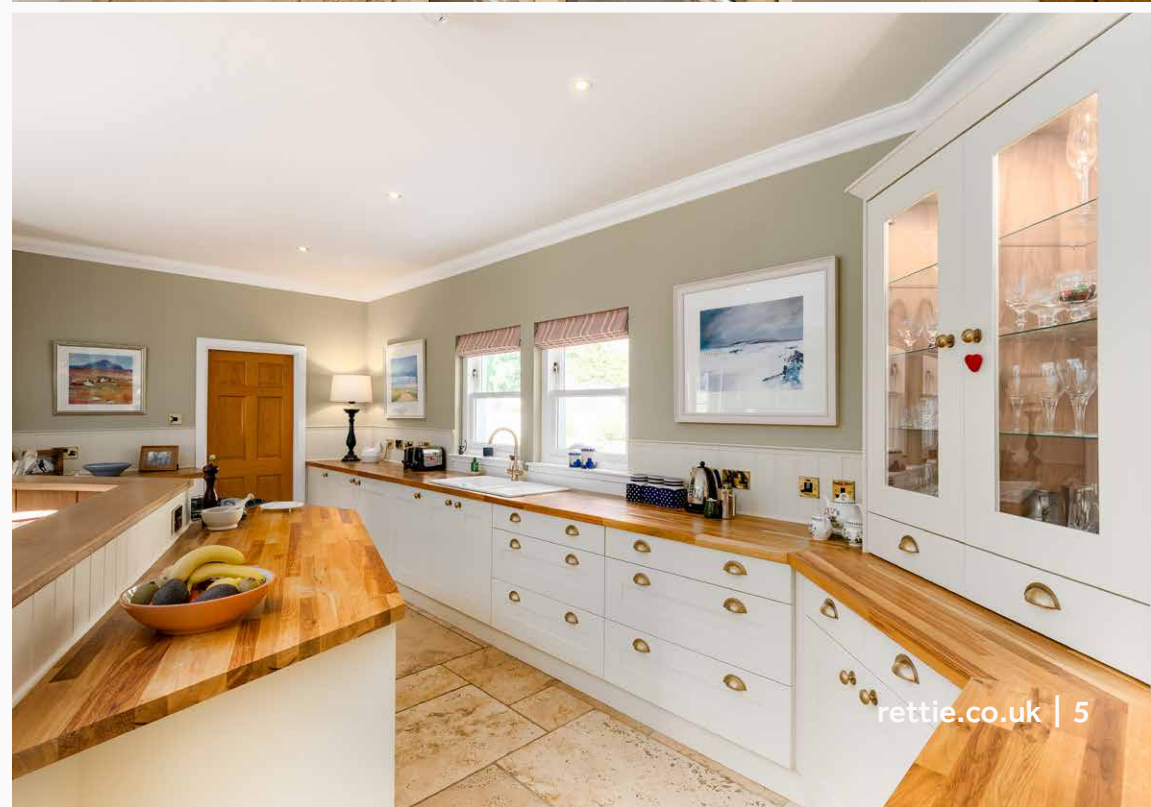
General Description

Occupying an idyllic position on the fringe of Pitlochry, this exceptional architect-designed detached villa enjoys open countryside views, beautifully landscaped gardens and a truly enviable Highland setting. Finished to an exacting standard throughout, the property offers versatile accommodation extending to four or five bedrooms, thoughtfully designed for modern family living and enhanced by underfloor heating throughout. Heating is provided by an energy efficient air source heat pump which makes this home extremely economical to run.

A solid oak entrance door opens into an impressive and welcoming vestibule, leading through to a spacious reception hall with tiled flooring and useful understairs storage. From here, the accommodation unfolds into a series of beautifully proportioned reception rooms, each enjoying excellent natural light and attractive views across the surrounding gardens.

The spectacular sitting room is a standout feature of the home, its dramatic double-height vaulted ceiling and extensive glazing creating an impressive sense of space while flooding the room with natural light. Framing picturesque views over the gardens and surrounding countryside, the room is centred around a wood-burning stove, creating a welcoming focal point to enjoy throughout the seasons. A separate family room/study provides valuable flexibility, offering the perfect space for a home office, library or fifth bedroom.

Undoubtedly the heart of the home is the magnificent open-plan kitchen and dining room, which has been designed with both everyday family life and entertaining in mind. The bespoke kitchen features an extensive range of floor and wall cabinetry, generous work surfaces, pan drawers, a walk-in larder with fitted shelving, two integrated refrigerators and an integrated dishwasher. A traditional Esse range cooker sits alongside a separate seven-ring range cooker with double oven and grill, providing exceptional cooking facilities. Beyond, the room comfortably accommodates both dining and relaxed seating areas, creating a wonderful social hub. French doors open directly onto the gardens, allowing the living space to flow effortlessly outdoors.



Accessed via the rear entrance, a practical rear hallway provides the ideal place to return after country walks before leading through to the generously proportioned utility room. Fitted with extensive worktop space, shelving, appliance provision and a sink with drainer, it offers exceptional practicality for day-to-day living. Adjoining is a beautifully appointed, fully tiled shower room comprising a large mains-fed shower, WC, wash hand basin and excellent built-in storage, providing a highly functional addition to the home.

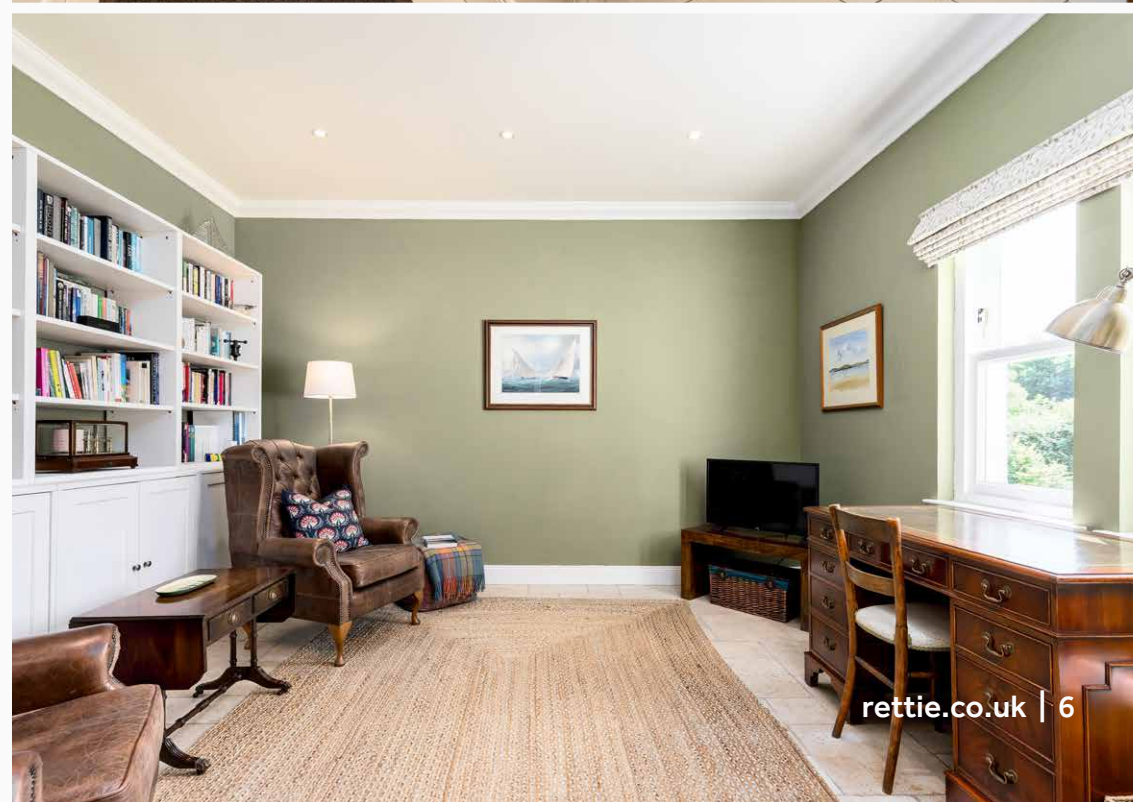
The first floor centres around a spacious landing with access to a partially floored loft, offering valuable additional storage. The principal bedroom is an elegant and generously proportioned retreat, featuring engineered oak flooring, fitted wardrobes, a large integrated cupboard and ample space for additional seating, all complemented by delightful views across the gardens. The luxurious en suite is beautifully finished in timeless neutral tones and comprises a bath, generous walk-in rainfall shower with separate hand held attachment, WC and wash hand basin.

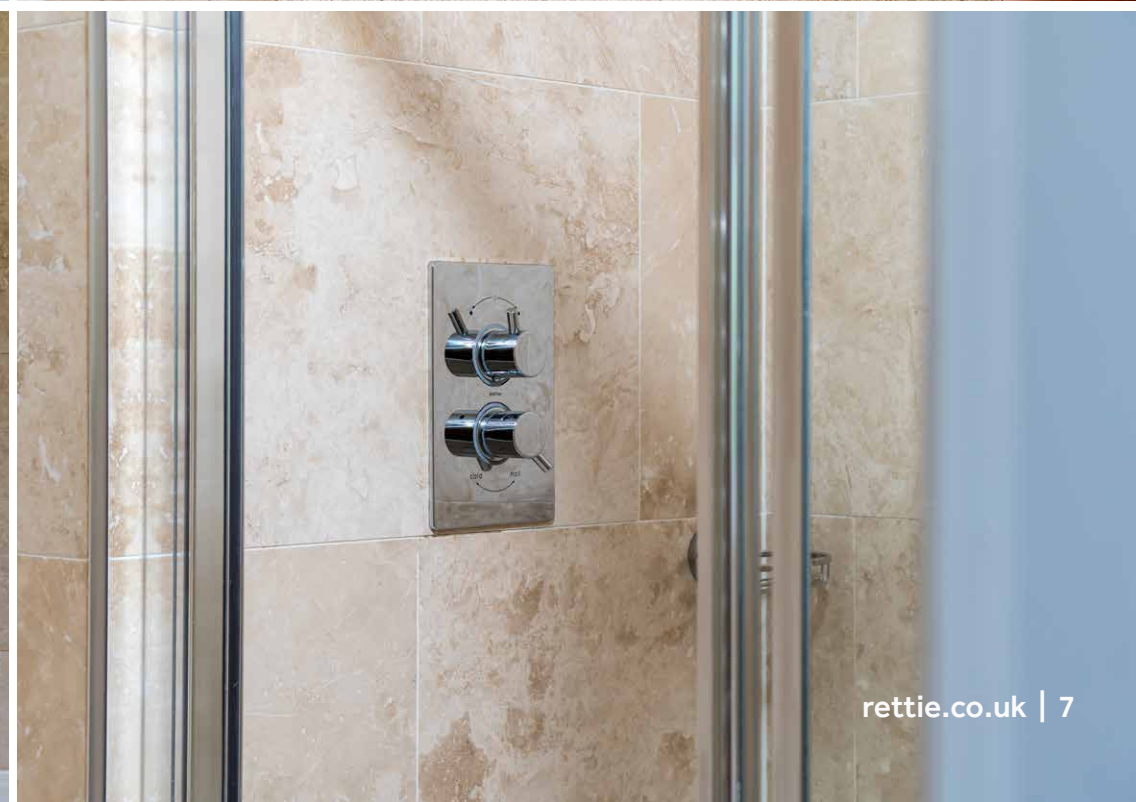
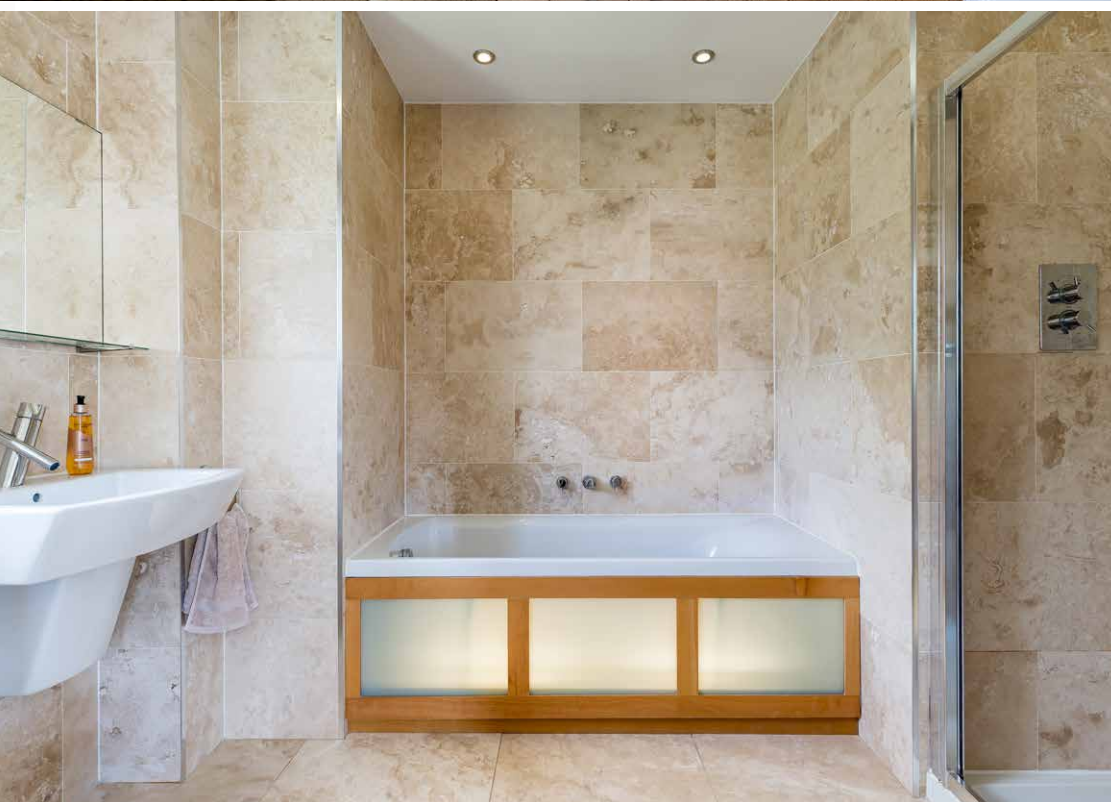
Three further double bedrooms continue the exceptional standard of accommodation. One benefits from mirrored fitted wardrobes together with a stylish en suite shower room featuring tiled flooring, a heated towel rail and a large electric shower. A second enjoys attractive garden views and its own en suite with a double shower and heated towel rail, while the remaining bedroom benefits from fitted wardrobes and direct access to the superb Jack and Jill family bathroom. Beautifully appointed, this impressive bathroom features a freestanding roll-top bath, velux windows and contemporary fully tiled finishes.

Externally, the beautifully landscaped gardens have been thoughtfully designed to create a variety of seating areas, allowing the grounds to be enjoyed throughout the day. Chipped pathways and generous patio terraces weave through mature shrubs, herbaceous planting and established laurel hedging, creating both privacy and year-round colour. French doors from the principal living spaces strengthen the connection between inside and out, while the surrounding countryside provides an idyllic backdrop.

The detached garage and workshop has been finished to an excellent standard, being fully insulated and equipped with extensive shelving, overhead storage, numerous power points, provision for installation of an EV charger, an electric up-and-over door, an external hose connection and floodlighting. In addition there is a separate log store.

Combining exceptional craftsmanship, high-quality finishes and thoughtfully designed family accommodation, this outstanding home further benefits from argon-filled double glazing, engineered oak flooring, solid oak internal doors, extensive built-in storage and an energy-efficient air source heat pump serving underfloor heating throughout. Offering an outstanding balance of contemporary luxury and peaceful Highland living, this is a rare opportunity to acquire a truly exceptional home.





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 PH16 5TD

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Other furniture may be available for separate negotiation.

Classifications

Council Tax - G

EPC Rating - C

Solicitor

Holmes Mackillop, 229 Fenwick Road, Giffnock, G46 6JQ. Tel: 01413687405. Email: pdavies@homack.co.uk

Local Authority

Perth and Kinross Council, Pullar House, 35 Kinnoull St, Perth PH1 5GD. Tel: 01738 475000

Tenure

Freehold

Services

Mains water, septic tank and electricity. Air Source Heat Pump. Fibre Optic Broadband.

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.

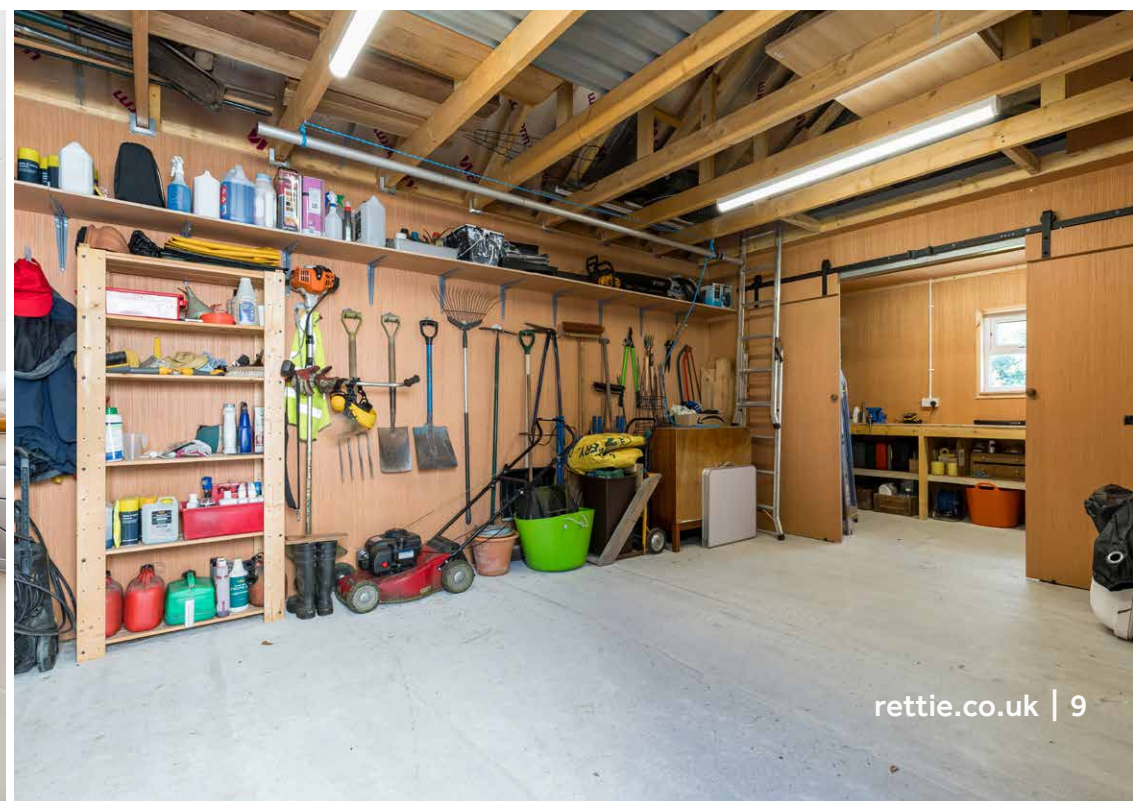
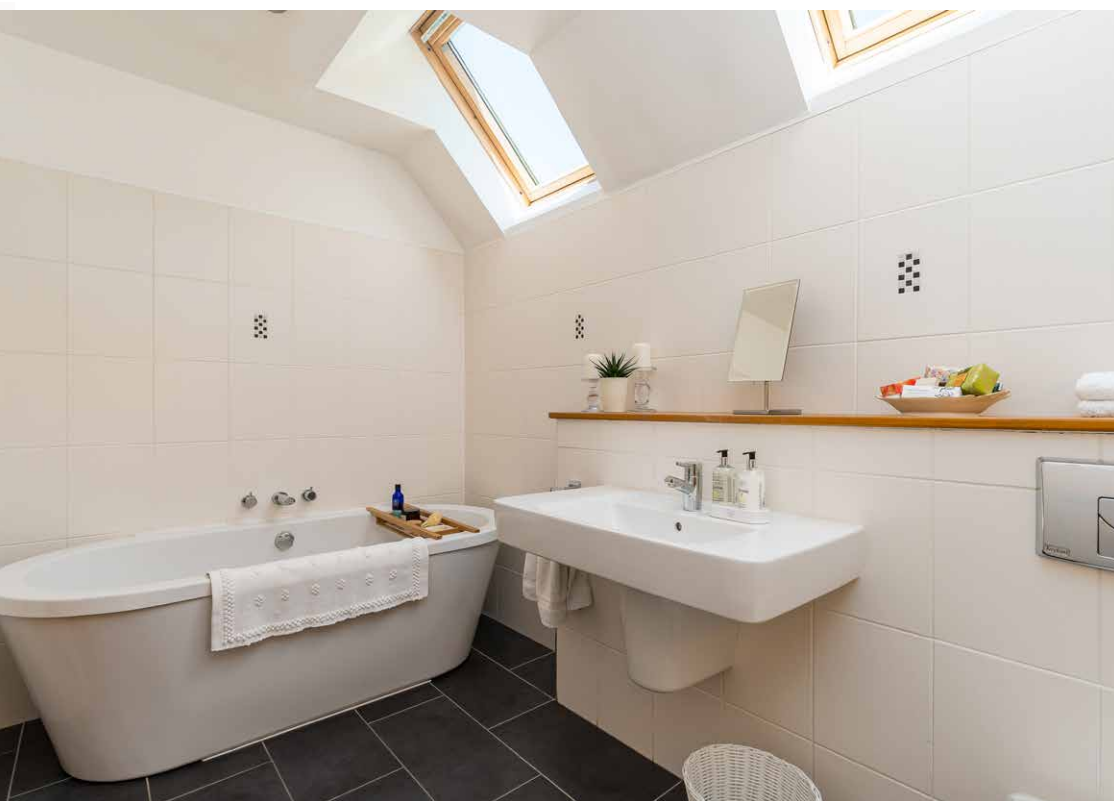
Internet Websites

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 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.

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.

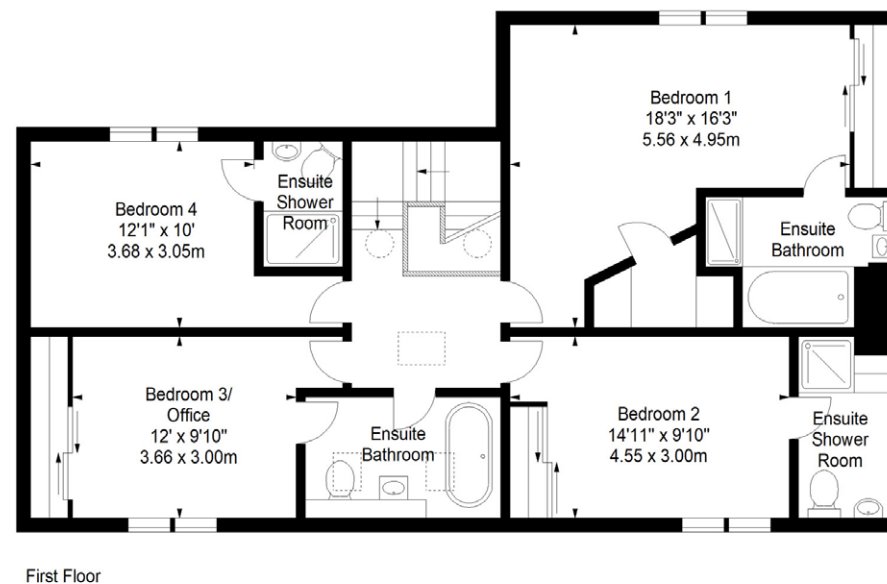
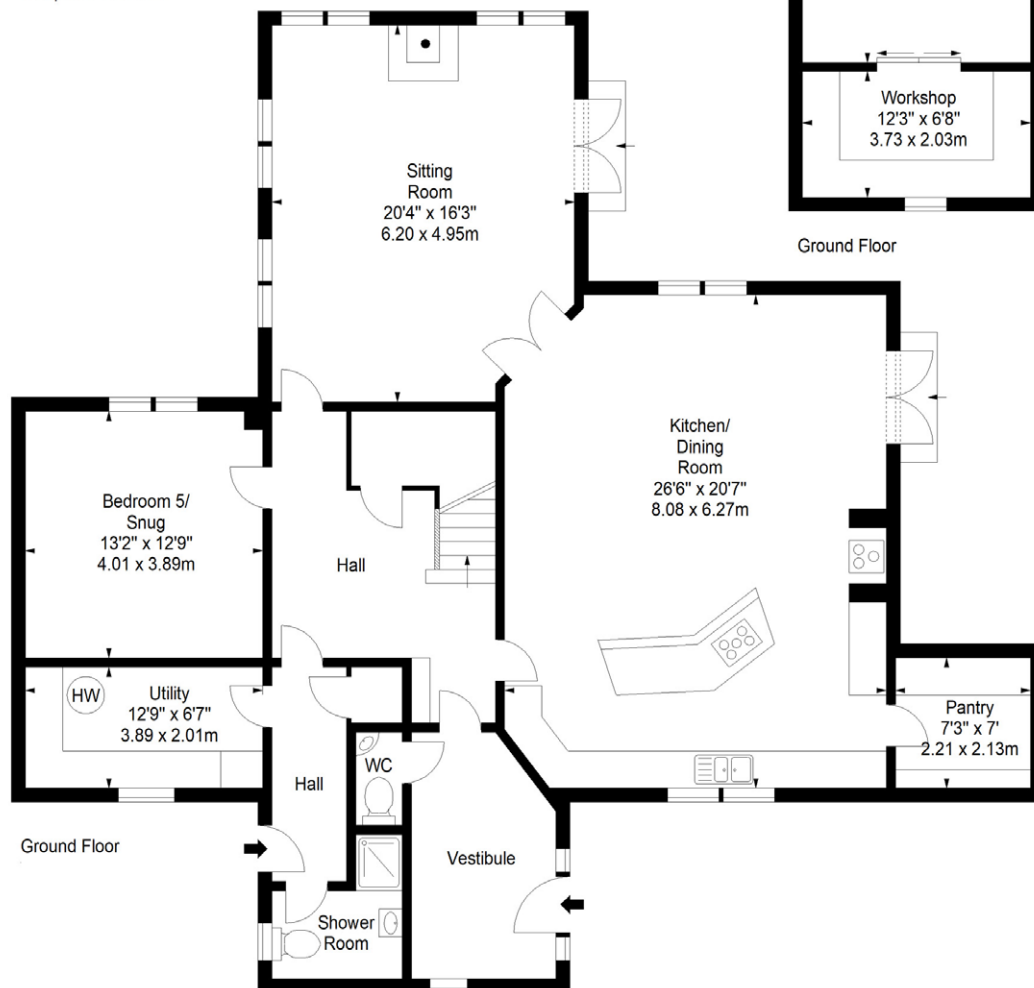
All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

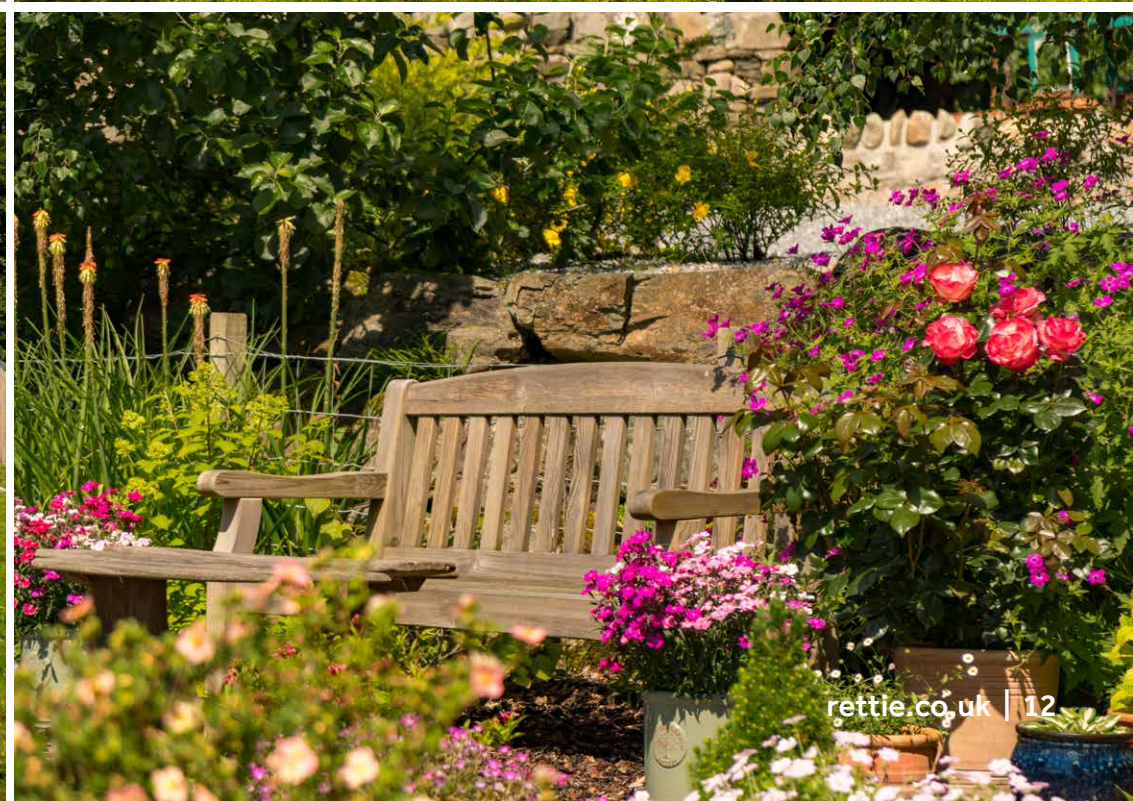
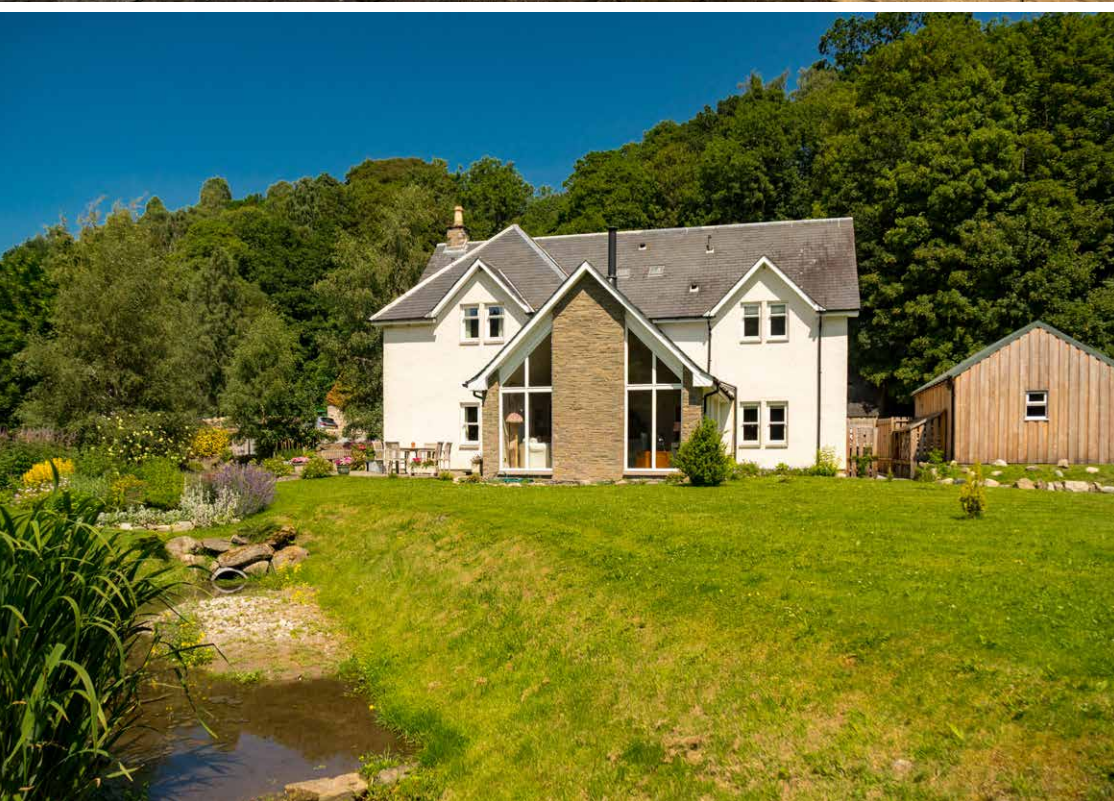


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Approx. Gross Internal Area
2654 Sq Ft - 246.56 Sq M
Garage & Workshop
Approx. Gross Internal Area
309 Sq Ft - 28.71 Sq M
For identification only. Not to scale.
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RETTIE

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