

**Galbraith**

**STRATHTAY HOUSE**  
STRATHTAY, PITLOCHRY





# STRATHTAY HOUSE, STRATHTAY, PITLOCHRY

Beautiful house located in a sought after and highly commutable location in Highland Perthshire

Aberfeldy 5.2 miles ■ Pitlochry 9.7 miles ■ Perth 26.8 miles

Offers Over £550,000

- 2 reception rooms. 5/6 bedrooms
- Extensive reception and family living space
- Well proportioned double bedrooms with ample natural light
- Private landscaped gardens
- Pretty and commutable location close to the A9



**Galbraith**

Perth  
01738 451111  
perth@galbraithgroup.com





#### SITUATION

Strathtay House is situated within the pretty village of Strathtay, a conservation village in highland Perthshire. Strathtay has superb day-to-day facilities such as a village shop, post office, 2 churches and a golf club. Strathtay is within walking distance from Grandtully, equipped with a primary school, chocolatier shop, café, village hall and a couple of high-quality hotels and restaurants. Aberfeldy, just 5 miles away offers a superb range of amenities including a supermarket, primary and secondary schooling at Breadalbane Academy, local retailers and a variety of pubs and restaurants. The town also has a fantastic health centre and a lovely community cinema. Breadalbane Academy Community Campus is also equipped with a wide range of facilities such as a swimming pool, fitness classes, sports hall and gym. Some 22 miles away is Pitlochry, a popular town with excellent amenities as well as a train station with regular services to Inverness, Glasgow, Edinburgh, and London.

The A9 is 4 miles to the east and provides great access north to Inverness and south to Perth. The 'Fair City' of Perth is the closest city and can be reached in approximately half an hour's car journey. Perth offers a wider range of national retailers, has various primary and secondary schools and has both a theatre and concert hall. Edinburgh and Glasgow can both be reached in approximately 1.5 hours' drive.

#### DESCRIPTION

Strathtay House is an impressive village home with extensive and appealing reception and family living spaces. The rooms are generously sized with plenty of flexibility throughout and have been finished to a high standard with tasteful and modern fixtures. The front vestibule leads into a sitting/dining room, kitchen and a sunroom with splendid views overlooking the gardens. There is also a spacious utility room and double bedroom facilitated by a WC on the ground floor which offers ample flexibility and the opportunity of lovely lateral living. The first floor hosts a master bedroom with ensuite and dressing room, a further 3 double bedrooms, and a study which could be another bedroom, a Jack and Jill bathroom as well as a terrace overlooking the gardens and surrounding countryside.



#### ACCOMMODATION

Ground Floor: Vestibule, Sitting / Dining Room, Kitchen, Sunroom, Utility Room, Double Bedroom, WC.

First Floor: Master Bedroom with Ensuite and Dressing Room, Jack and Jill Bathroom, 4 Double Bedrooms, Terrace.

#### GARDEN

Strathtay House is surrounded by beautifully landscaped private gardens. There are apple trees, a vegetable garden, green house, fruit bushes, garden shed and the spacious garden is visited by an array of wildlife. There is ample storage space with a double garage and plenty of off street parking.

#### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Electric	Band G	D	FTTP	YES

#### FLOOD RISK

According to the SEPA Flood Maps, Strathtay House is not in an area which has a risk of flooding.

#### ACCESS

Strathtay House is accessed via a private drive off a public unnamed road in Strathtay.

#### DIRECTIONS

From Perth take the A9 north towards Inverness. Take the A827 exit signposted for Ballinluig / Aberfeldy and follow the A827 for approximately 4 miles. Upon entering Grandtully take a right over the River Tay and continue for 0.2 miles where the property will be on the left hand side.



## POST CODE

PH9 OPJ

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///egging.incursion.daydream

## SOLICITORS

Lindsays, Dundee, 18 Greenmarket, Dundee. Angus, DD1 4QB. T: 01382 224112

## LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5GD T: 01738 475000

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

## VIEWINGS

Strictly by appointment with the Selling Agents.

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024.

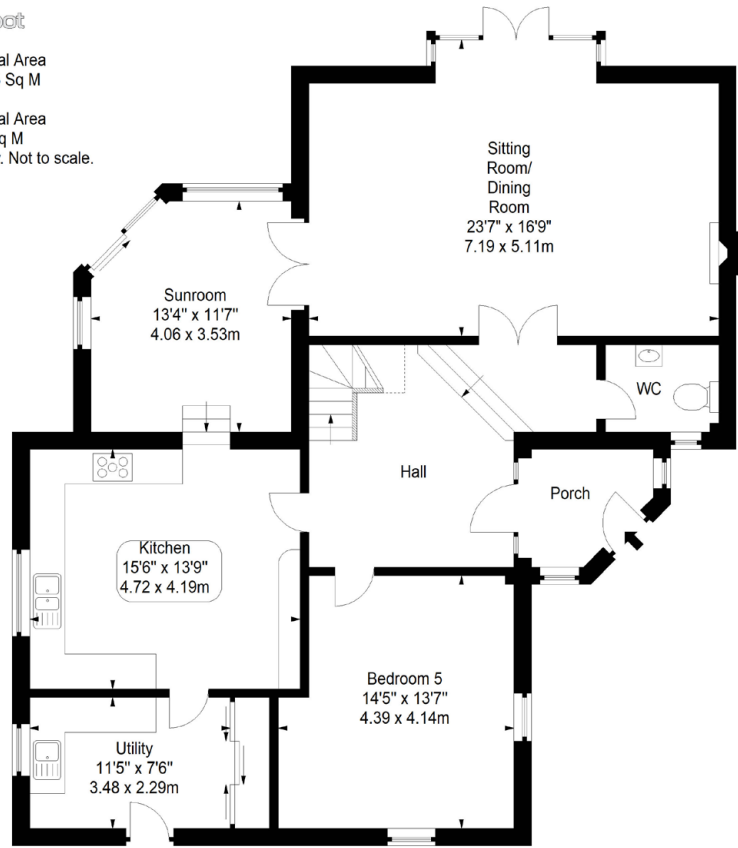




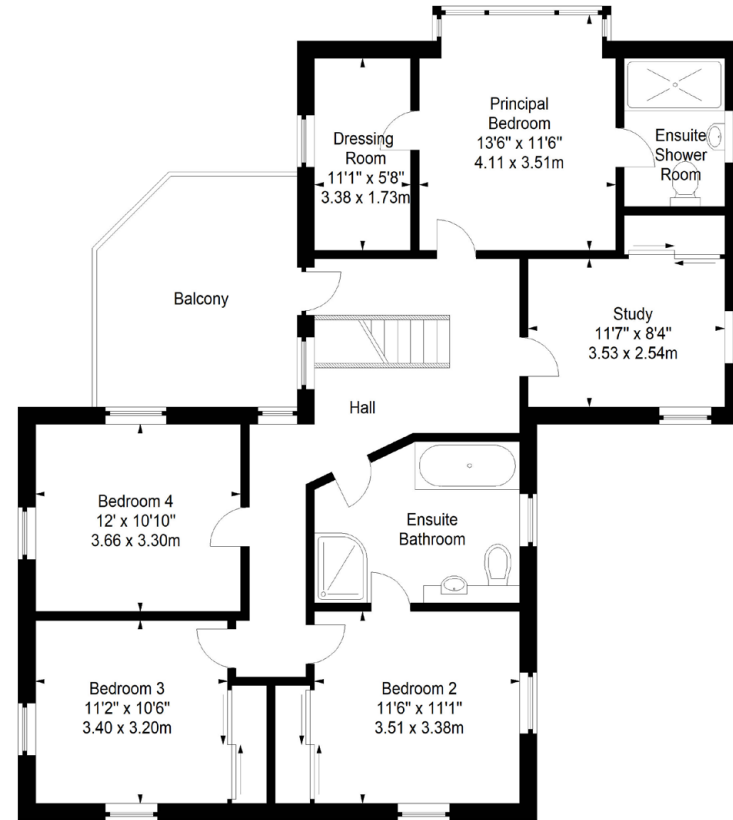
**Strathtay House,  
Strathtay,  
Pitlochry,  
Perth and Kinross, PH9 0PJ**



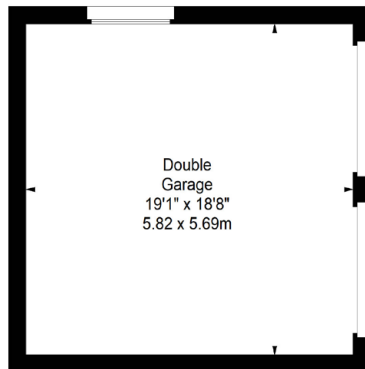
Approx. Gross Internal Area  
2447 Sq Ft - 227.33 Sq M  
Garage  
Approx. Gross Internal Area  
356 Sq Ft - 33.07 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor

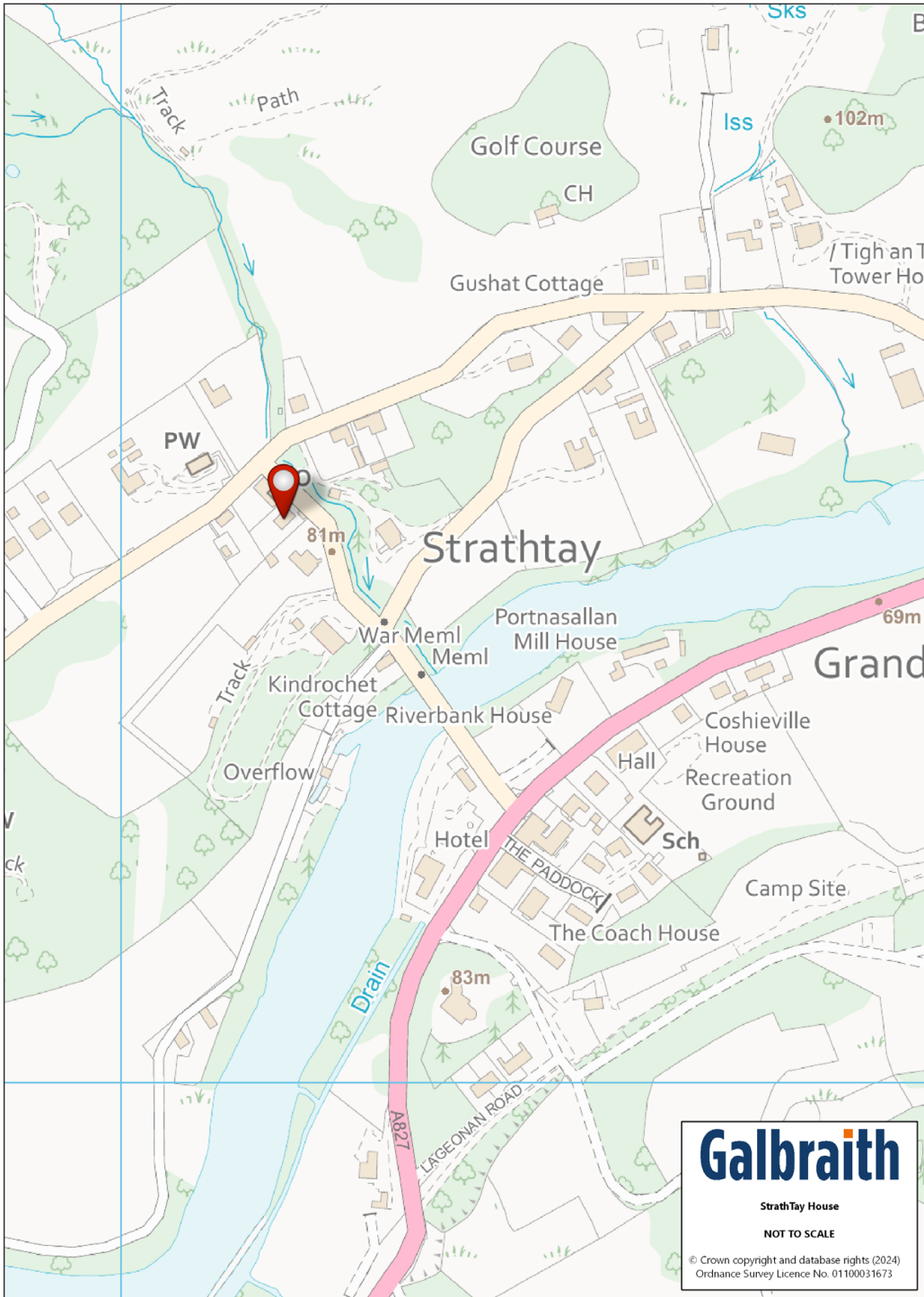


First Floor











**Galbraith**  
For Sale

**Galbraith**



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