



KIRKTON FARMHOUSE
FORTINGALL, ABERFELDY



KIRKTON FARMHOUSE, FORTINGALL, ABERFELDY

A picturesque traditional cottage with original outbuildings and a stunning garden in a popular village location.

Aberfeldy 8.3 miles ■ Pitlochry 22.7 miles ■ Perth 39.2 miles
Edinburgh 83.4 miles

Offers Over £340,000

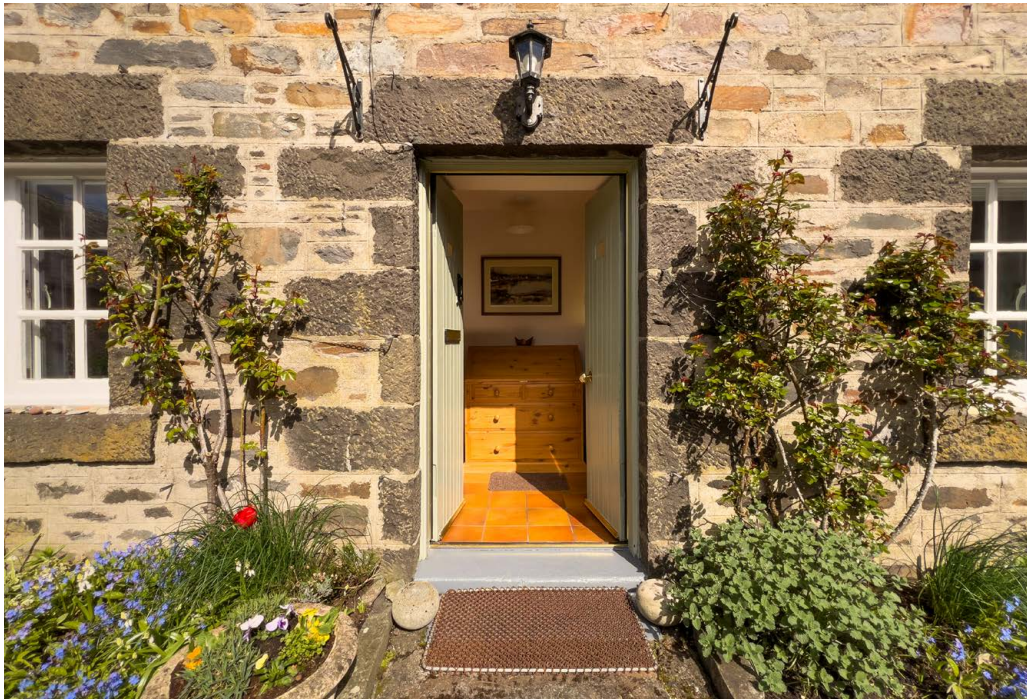
- 2 reception rooms. 2 bedrooms
- Traditional cottage with well proportioned bedrooms
- Cosy reception spaces with ample natural light
- Original outbuildings in good condition providing potential for development
- Historic village location in popular Highland Perthshire

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket





SITUATION

Kirkton Farmhouse is situated in the pretty village of Fortingall near Loch Tay, approximately 8 miles from the popular and highly sought after town of Aberfeldy. Fortingall is a delightful village with a rich history. In the neighbouring churchyard to Kirkton Farmhouse is the Fortingall Yew Tree, the oldest tree in Europe. The pretty village of Kenmore is just under 6 miles away and is a popular location with a shop, restaurants, a primary school and superb water sport facilities. Nearby Aberfeldy, just 15 minutes drive, 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 'Fair City' of Perth is the closest city and can be reached in about an hours 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 2 hours drive.

DESCRIPTION

Kirkton Farmhouse is a traditional stone-built house which has been well looked after by the current owner. The front hall leads to a cosy sitting room, with wood burning stove, and a spacious family room with an oil heated Aga. The ground floor also hosts a generous galley kitchen with floor to ceiling cupboards, family bathroom and staircase leading to the first floor comprising two well-proportioned double bedrooms which have high ceilings and spectacular views overlooking the famous Yew Tree.





ACCOMMODATION

Ground Floor: Hall, Sitting Room, Family Room, Kitchen, Family Bathroom

First Floor: 2 Double Bedrooms

GARDEN (AND GROUNDS)

A private gravel drive leads up to the front of the property with ample parking space. Sitting centrally within its own immaculate garden grounds, Kirkton Farmhouse has beautifully tended borders, well maintained lawns and an array of shrubs which provide a myriad of colour in the summer and create a beautiful and peaceful place to enjoy the surroundings.

Kirkton Farmhouse also has a range of traditional outbuildings. The L shape steading is the only steading building in the village which remains in its original state and maintains many of the original features from when it was a working farm. The original cattle courts with cobbled floors and stables bring an immense amount of character to the property.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Shared Private	Freehold	Oil	Band D	Band F

DIRECTIONS

From Aberfeldy, head north on the B846 and continue for 5.1 miles. Turn left at Coshieville signposted for Fortingall and Fearnan. Continue on the unnamed road for 2.8 miles before turning right in Fortingall signposted for 'Hotel & Yew'. The property is the first on the left-hand side after passing the red telephone box.

POST CODE

PH15 2LL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///animates.heats.discloses

SOLICITORS

Irving Geddes, 25 West High Street, Creiff, Perthshire, PH7 4AU

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.

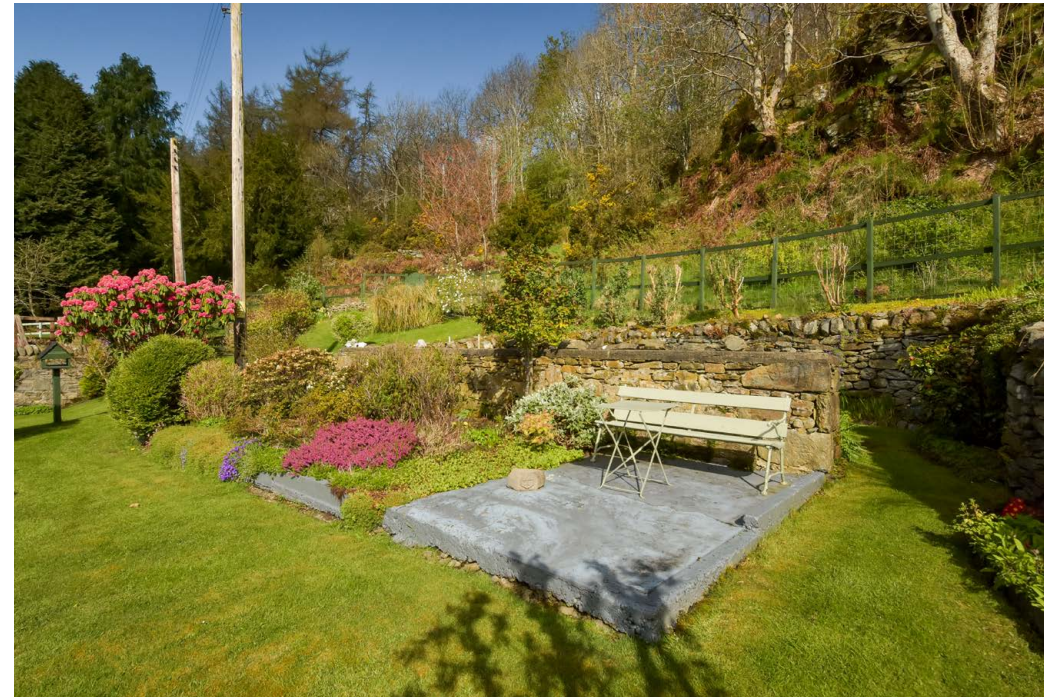
VIEWINGS

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.



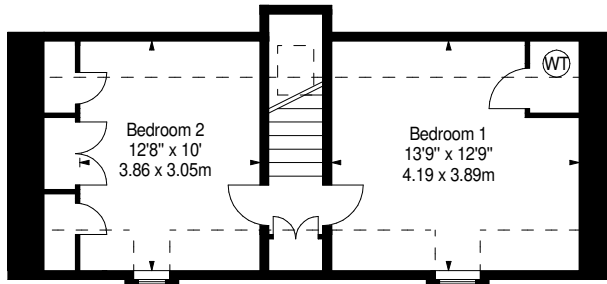


IMPORTANT NOTES

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 April 2024.





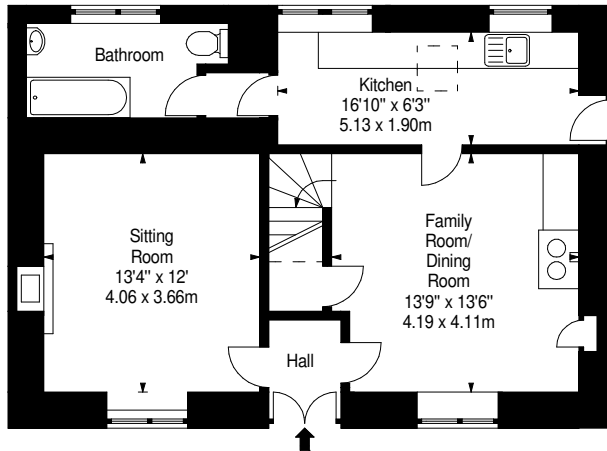


First Floor

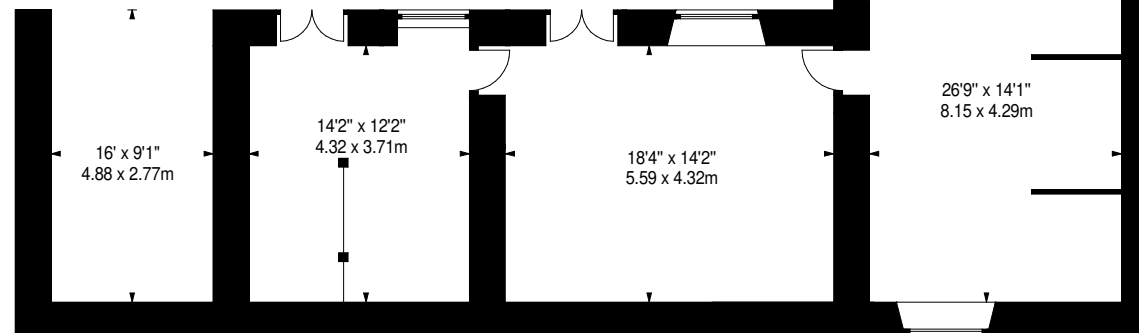
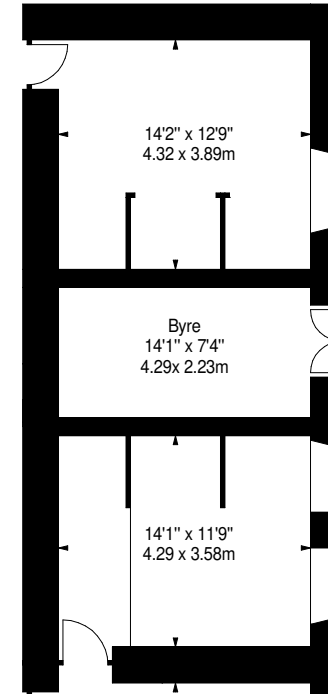
**Kirkton Farmhouse,
Fortingall,
Aberfeldy,
Perth and Kinross, PH15 2LL**



Approx. Gross Internal Area
1010 Sq Ft - 93.83 Sq M
Out Building
Approx. Gross Internal Area
1574 Sq Ft - 146.23 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Ground Floor

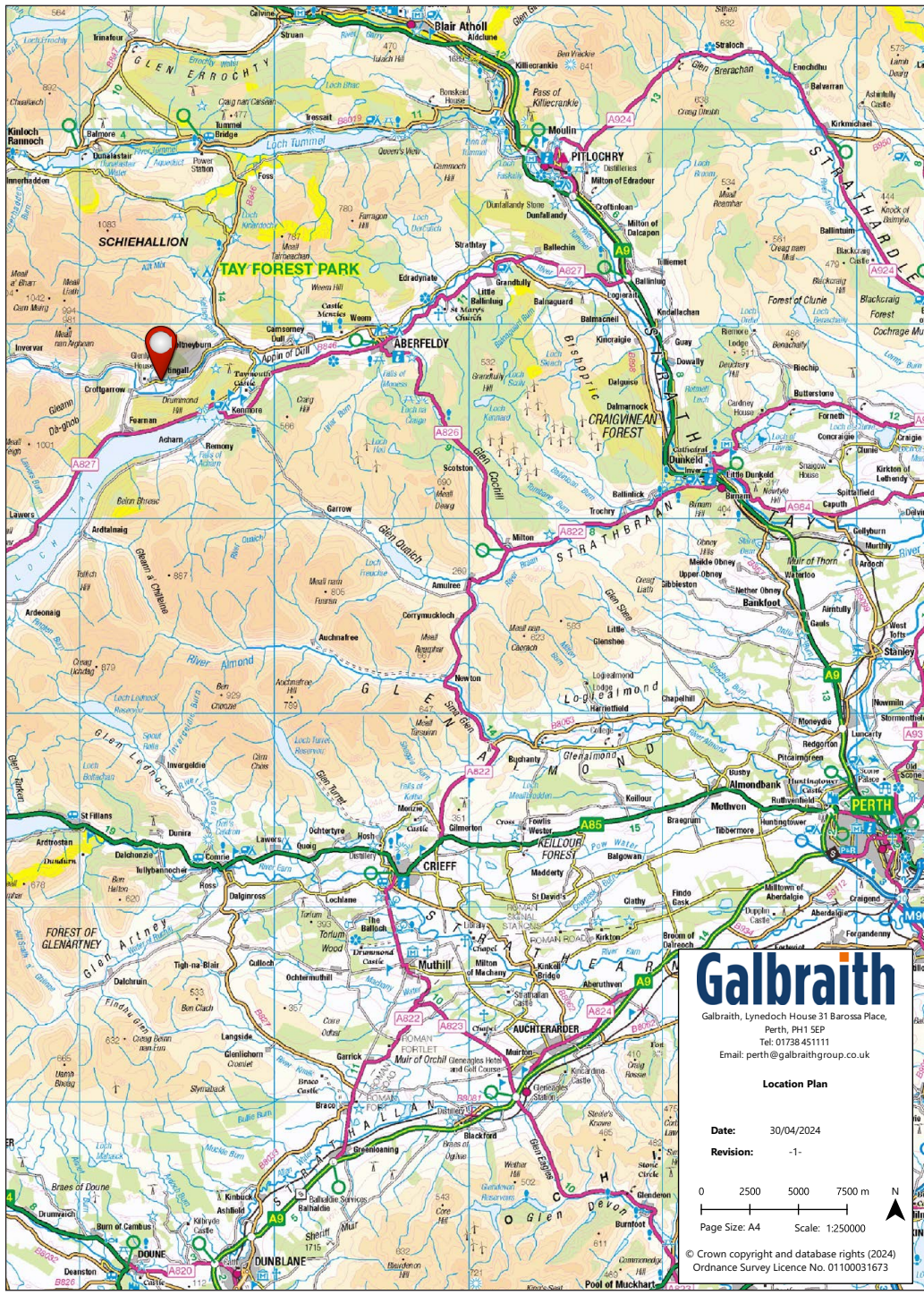
Stone

Galbraith

Kirkton Farmhouse

NOT TO SCALE

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Galbraith

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Location Plan

Date: 30/04/2024

Revision: -1-



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Galbraith
For Sale

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