



2 ARDTRASGAIRT COTTAGES
FORTINGALL, ABERFELDY, PERTH AND KINROSS



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Traditional cottage with pretty gardens in a picturesque rural location

Fortingall 1 mile ■ Kenmore 5.9 miles ■ Aberfeldy 9.3 miles
Pitlochry 23.8 miles ■ Perth 39.8 miles

Offers Over £220,000

- 2 reception rooms. 2 bedrooms
- Traditional cottage with pleasant reception rooms and well proportioned bedrooms
- Sunroom with ample natural light and garden access
- Lovely private garden with a variety of shrubs and bushes
- Picturesque location in popular Highland Perthshire

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket





SITUATION

2 Ardtrasgairt Cottages is situated in an elevated position approximately 1 mile outside the pretty village of Fortingall, overlooking Glen Lyon and Highland Perthshire. Fortingall is a delightful village with a rich history and is home to the Fortingall Yew Tree, the oldest tree in Europe. The village of Kenmore is under 6 miles away and is a popular location with a shop, restaurants, primary school and superb water sport facilities.

Approximately 20 minutes drive east is the popular and highly sought after town of Aberfeldy offering a superb range of amenities including a supermarket, primary and secondary schooling, pubs, cafes and restaurants, as well as a host of lovely shops. 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 23 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 lies just 40 miles to the south east providing further facilities and amenities, the concert hall has regular shows and events and the Perth Art Gallery has a wonderful range of displays. There is also a wide range of cafes, pubs and restaurants, local and national retailers, as well as bakeries, butchers and fresh vegetable stores.

Edinburgh and Glasgow can both be reached in approximately 2 hours drive.



DESCRIPTION

2 Ardtrasgairt Cottages is a traditional cottage of stone construction under a tiled roof dating back to 1695. It is situated within a conservation area and looks out onto magnificent views of Highland Perthshire and Glen Lyon. The entrance hallway leads to the sitting room with wood burning stove, kitchen with generous pantry as well as a bright and airy sunroom with exposed stone walls and garden access. There is roof space above the kitchen which offers development opportunities subject to obtaining the necessary planning consents. The ground floor also hosts two double bedrooms and a generous family bathroom. A fixed staircase leads to a floored attic with two rooms and a storage cupboard.

ACCOMMODATION

Ground Floor: Entrance Hallway, Sitting Room, Kitchen, Sunroom, 2 Double Bedrooms, Family Bathroom.

First Floor: 2 Rooms and Storage Cupboard

GARDEN

2 Ardtrasgairt Cottages is accessed via a shared access track and has space on either the side of the property for parking. To the rear, there is a lovely mature garden mostly laid to lawn with a small patio area and a variety of shrubs and bushes providing a myriad of colour and privacy.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	Electric	Band D	G	None	YES

FLOOD RISK

2 Ardtrasgairt Cottages is not in an area with a risk of flooding.
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS

2 Ardtrasgairt Cottages is accessed via a shared track off a minor public road.

DIRECTIONS

From Aberfeldy head west on the B846 towards Weem and Kinloch Rannoch. Upon entering Coshieville take the first left and continue for 3.4 miles through Fortingall before turning right towards Glen Lyon. Continue on the minor public road for approximately 300 meters and the access track will be on the right-hand side. 2 Ardtrasgairt Cottages is the first property on the left-hand side.

POST CODE

PH15 2LN

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///wiping.actual.ambushes

SOLICITORS

R and RS Mearns, 2 Carment Drive, Shawlands, Glasgow, G41 3PR. T: 0141 632 6162







LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. T:01738 475 000

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.

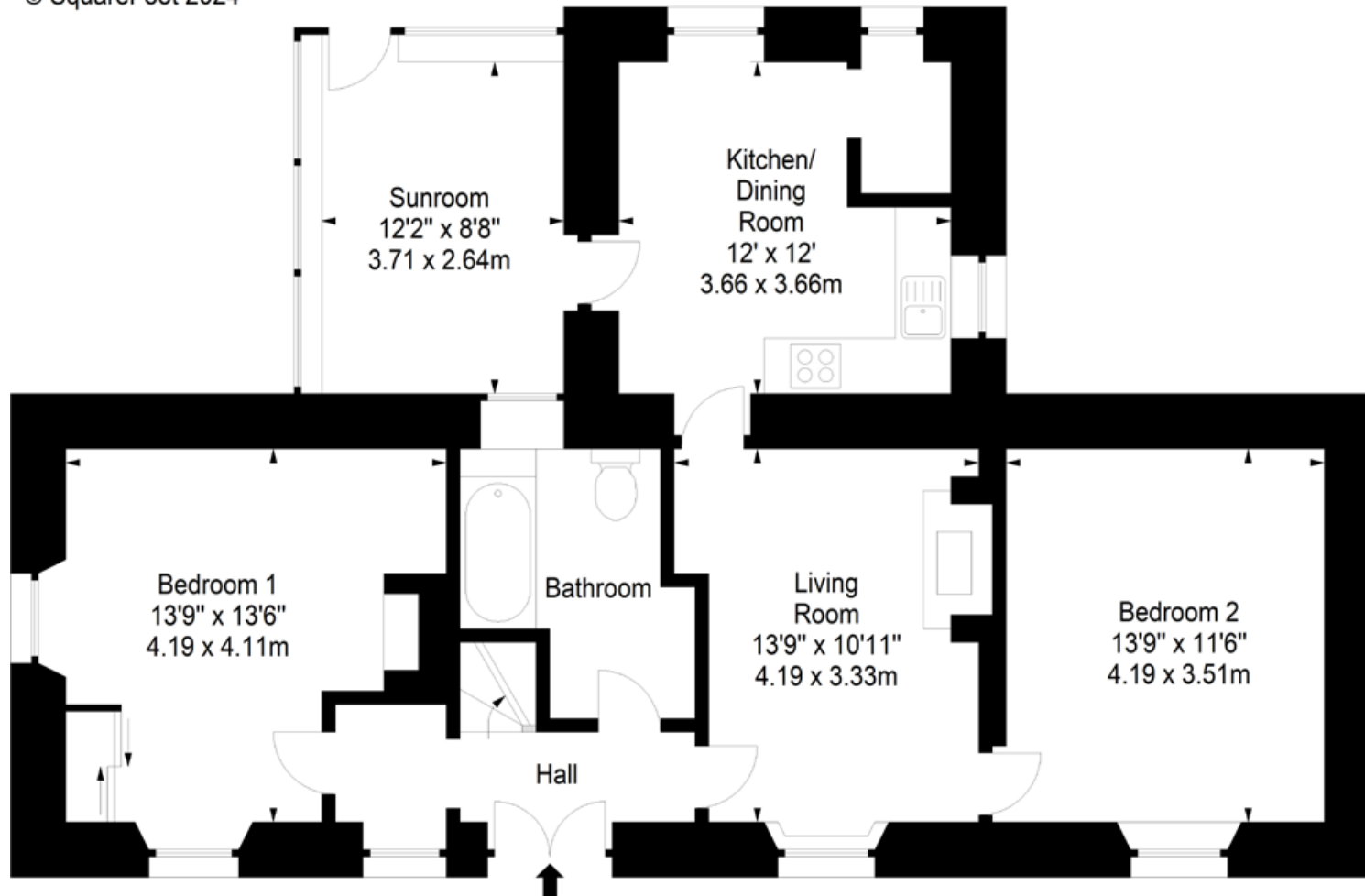
IMPORTANT NOTES

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 July 2024

**Ardtrasgairt Cottages,
Fortingall,
Aberfeldy,
Perth and Kinross, PH15 2LN**



Approx. Gross Internal Area
958 Sq Ft - 89.00 Sq M
For identification only. Not to scale.
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Ground Floor





Galbraith



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PLEASE RECYCLE