



Tighcraggan

Weem | Aberfeldy | Perth and Kinross

Galbraith

A superb house cleverly split into two dwellings, each with a short term letting license, in a fantastic location close to Aberfeldy.



Aberfeldy 1 mile | Pitlochry 15 miles | Dunkeld 18 miles | Perth 31 miles
(All distances are approximate)

3 reception rooms. 3 bedrooms

A lovely house in good condition with tasteful décor throughout.

Cleverly designed with two separate units that can be joined to create a contiguous property

Spacious reception rooms and flexible accommodation.

Fantastic commutable location for Aberfeldy, Pitlochry, Dunkeld and Perth

Great potential to continue as a holiday let, be a full-time residence or a combination of both

Offers Over £250,000

Situation

Tigh Craggan enjoys a convenient location in the centre of the village of Weem, just north of the popular town of Aberfeldy in Highland Perthshire. Aberfeldy, is situated on the banks of the River Tay in an area well known for its scenic beauty, with lochs, forests, munros and impressive views. There is a super selection of independent shops, cafes and restaurants as well as all the essential facilities including a supermarket, medical, dentist and veterinary practices. The modern community campus of Breadalbane Academy offers schooling from nursery to secondary and an excellent range of facilities including a library, swimming pool and sports facilities. Pitlochry Festival Theatre is 14 miles away. The area offers an abundance of outdoor activities with a variety of water sports on local Lochs and rivers, many local walking routes from the famous Birks of Aberfeldy to Ben Lawers and Schiehallion and numerous road cycling and mountain biking opportunities. For golfers, this area offers a diverse range including courses at Aberfeldy, Taymouth Castle, Pitlochry, Blair Atholl and Strathtay. There are many prestigious fishing beats in the local area including Pitcastle, Grandtully and Findynate. There are excellent transport connections close by including the A9 (11 miles) leading north to Inverness and south to Perth and the central belt. The train station at Pitlochry (15 miles) and Birnam (18 miles) have regular services to Perth, Edinburgh, Glasgow and Inverness and a nightly sleeper train to London. Aberfeldy lies near the geographic centre of Scotland making many popular locations such as Aviemore, Oban and St Andrews within a two hour's driving radius.



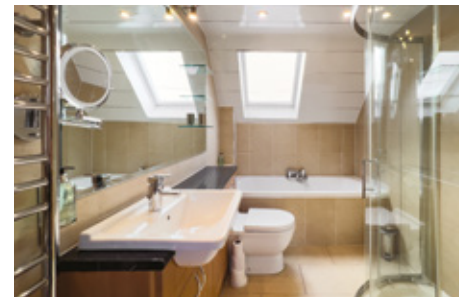


Description

Tigh Craggan is a lovely detached house which has been cleverly laid out so that it can be used as a whole, or split into two comfortable dwellings providing the opportunity to be used for short term lets, long term lets or for multigenerational living. The décor is in good condition and tastefully chosen to reflect the character of the buildings and its surroundings with modern comforts complimenting traditional charm.

In the west part of the house there is a generous kitchen with integrated appliances and well maintained wall and base units. Off the kitchen is a cosy sitting room with an electric fire and lovely views of the surrounding countryside. There is also a utility room and a WC. Upstairs there is a generous master bedroom as well as another double bedroom and a family bathroom.

In the east part of the building an extension to the rear creates a spacious ground floor with a kitchen and a living room and upstairs leads to a double bedroom with an en suite bathroom. There is a connecting door between the two sides of the house which would allow it to be easily used as a contiguous dwelling if preferred.





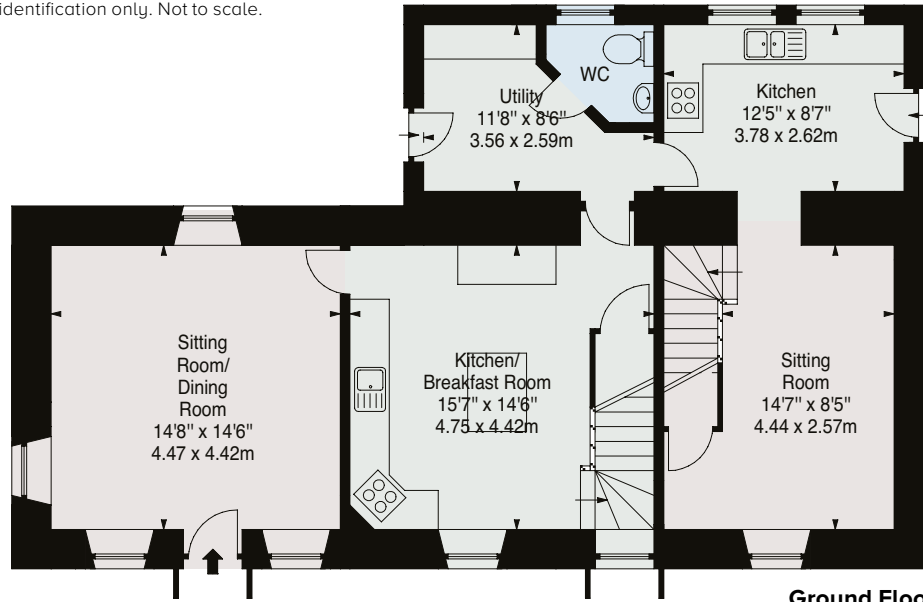
Tigh Craggan is currently used as a successful holiday let with both sides of the house maintaining excellent occupancy rates. The property currently has a short term let license which is valid until 2027.

Floor plans

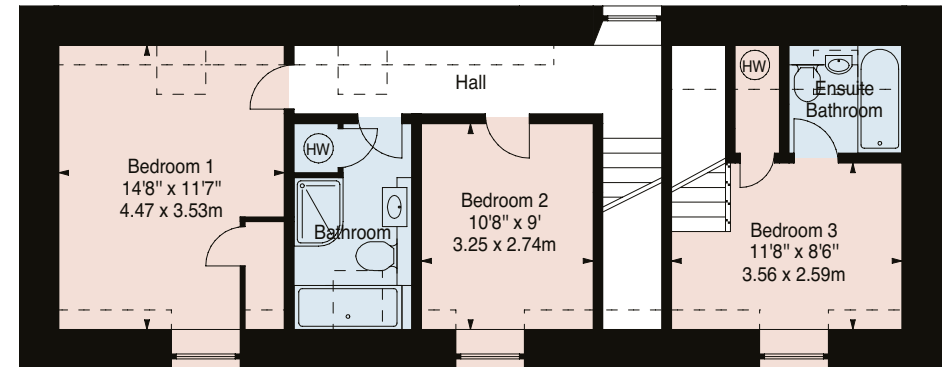
Approx. Gross Internal Area:

1528 Sq Ft - 141.95 Sq M

For identification only. Not to scale.



Ground Floor



First Floor



Viewings

Strictly by appointment with the Selling Agents.

Tenure

Freehold

Local Authority

Perth and Kinross Council

Council Tax

Band C

EPC

Band D

Services

Water

Mains

Electricity

Mains

Drainage

Mains

Heating

Electric

Broadband

FTTP

Mobile

Yes

Directions

From Aberfeldy take the B846 Signposted for Weem. Once in the village of Weem the property is non the right hand side and parking is available to the rear.

 computer.outlawing.noses  **Postcode: PH15 2LD**

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

Solicitors

J&H Mitchell, Pitlochry, 51 Atholl Road, Pitlochry, Perthshire, PH16 5BU

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.



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 March 2025.

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.



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