

Galbraith



# GUAY LODGE

GUAY, BALLINLUIG, PITLOCHRY, PERTHSHIRE



## GUAY LODGE, GUAY, BALLINLUIG, PITLOCHRY, PERTHSHIRE

A lovely timber house with an accessible rural location enjoying expansive views over the surrounding countryside.

Dunkeld 5 miles ■ Pitlochry 8 miles ■ Perth 20 miles  
Edinburgh 63 miles

Offers Over £400,000

- 3 reception rooms. 4 bedrooms.
- Flexible layout with quality fixtures and fittings
- Impressive reception space for entertaining and family living
- Private gardens with terrace and ample parking
- Expansive views over the surrounding countryside
- Easily accessible location for Dunkeld, Pitlochry and Perth

**Galbraith**

Perth  
01738 451111  
perth@galbraithgroup.com

 OnTheMarket





### SITUATION

Guay Lodge is located within beautiful countryside and is close to the town of Dunkeld in highland Perthshire. Dunkeld is one of the most historic towns in Scotland and is located in the heart of Perthshire's Big Tree Country. It is a popular location with amenities including a butcher, baker, dentist, bank, coffee shops, restaurants, retail shop, galleries and a lively arts and music scene. There is a convenience supermarket, post office, doctors' surgery, and primary school. The cathedral is still the parish church and is host to concerts throughout the year.

Pitlochry lies just 8 miles to the north and is a bustling town with restaurants and coffee shops, petrol station and garden nursery, book shop, newsagents, chemists and museums. There are also a range of professional service firms, medical centre, dentist, and community hospital. Nursery, primary and secondary education is available at Pitlochry High School. The town is a gold medal winner from the Royal Horticultural Society in the Britain in Bloom campaign and the Pitlochry Festival Theatre, known locally as the 'Theatre in the Hills'. Adjacent to the theatre is Pitlochry's Explorer Gardens which are 6 acres of an extensive collection of trees, shrubs, exotic flowers and resident wildlife. The town is host to many events throughout the year including the Pitlochry Highland Games, the Tummel and Tay festival and the Enchanted Forest sound and light experience.

Perthshire offers a wide range of activities and pursuits and is a popular county for the outdoor enthusiast. The Dunkeld and Birnam Golf Club is an interesting and challenging course with further courses nearby including the 18 holes golf course in Pitlochry, the Blair Atholl Golf Club and the Strathtay golf course. Water sports may be enjoyed on Loch Tay at Kenmore where the marina with purpose built facilities offers sailing, canoeing and kayaking and the surrounding hills and glens



offer ample route for hill walking. The magnificent Loch Tay also provides spectacular views, with Ben Lawers located on its north shore, and the river Tay offers excellent salmon fishing and there are fishing pools on the river Tay at Pincastle, Grandtully and Findynate and there is easy access to the Grandtully rapids. The national cycle network is close by and for the walking enthusiast, part of the Rob Roy Way leads from Pitlochry to Strathtay.

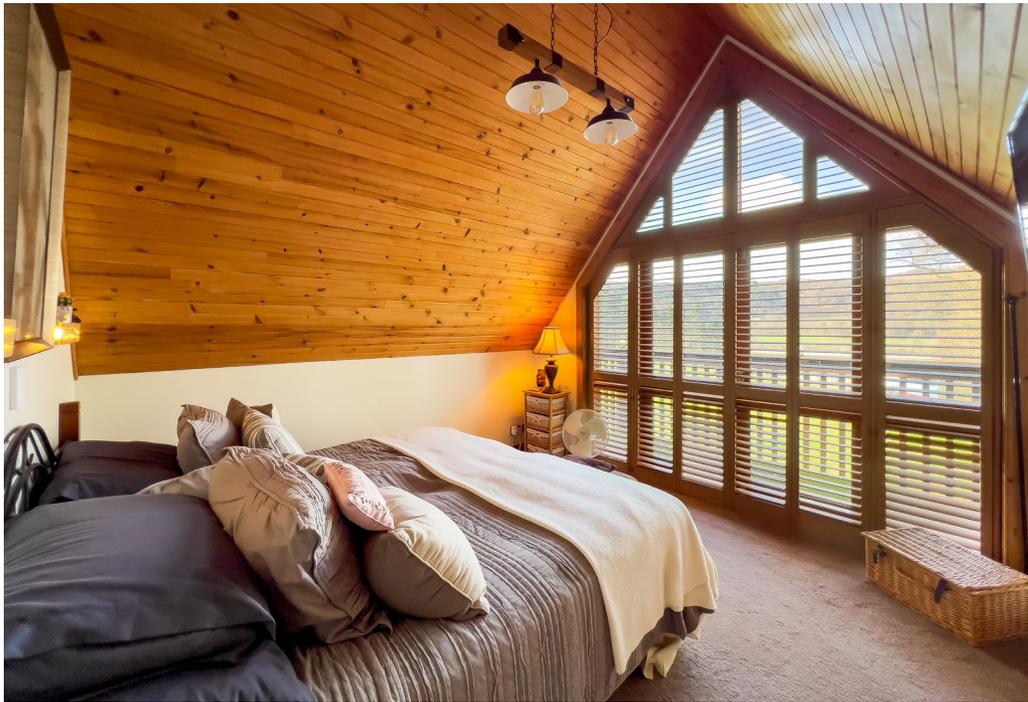
### DESCRIPTION

Guay Lodge offers impressive accommodation with generous reception space and ideally set up for entertaining and family living. The layout provides flexibility and there is the benefit of having modern and tasteful fixtures and fittings throughout. The house has many attractive features such as a dual aspect sitting room with doors leading onto a terrace and views over the surrounding hills. The kitchen has a good range of units with a central island with a breakfast bar and there is an additional dining area. The utility room with a tiled floor contains the boiler, a good-sized cupboard and WC. The first floor has four bedrooms with the master bedroom also benefitting from spectacular views over the countryside and a private first floor terrace. Two bedrooms have an ensuite shower room and a family bathroom serves the remaining two bedrooms.

### ACCOMMODATION

Ground Floor: Sitting Room, Snug, Kitchen, Dining Room, Utility Room, WC

First Floor: Master Bedroom with Ensuite, Double Bedroom with En Suite, Two Bedrooms, Family Bathroom.



### GARDEN (AND GROUNDS)

There is parking for several cars on the gravelled area outside the property, as well as a convenient covered car port adjoined directly to the utility room. The gardens are a combination of lawn, flower beds and shrubs. To the front of the property, there is a sizeable terrace which has space for outdoor seating and cooking facilities.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Phone Signal
Mains	Mains	Private	Freehold	LPG	Band D	C	Yes	Yes

### DIRECTIONS

From Perth, head north on the A9, turn right onto an unnamed road after 'layby 25' where it is signposted for Guay and Tulliemet. Guay Lodge is located on the left-hand side.

### POST CODE

PH9 ONT

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: village.harnessed.jiggle

### SOLICITORS

Shiells, Brechin, 31A St. David Street, Brechin, Angus, DD9 6EG

### LOCAL AUTHORITY

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

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

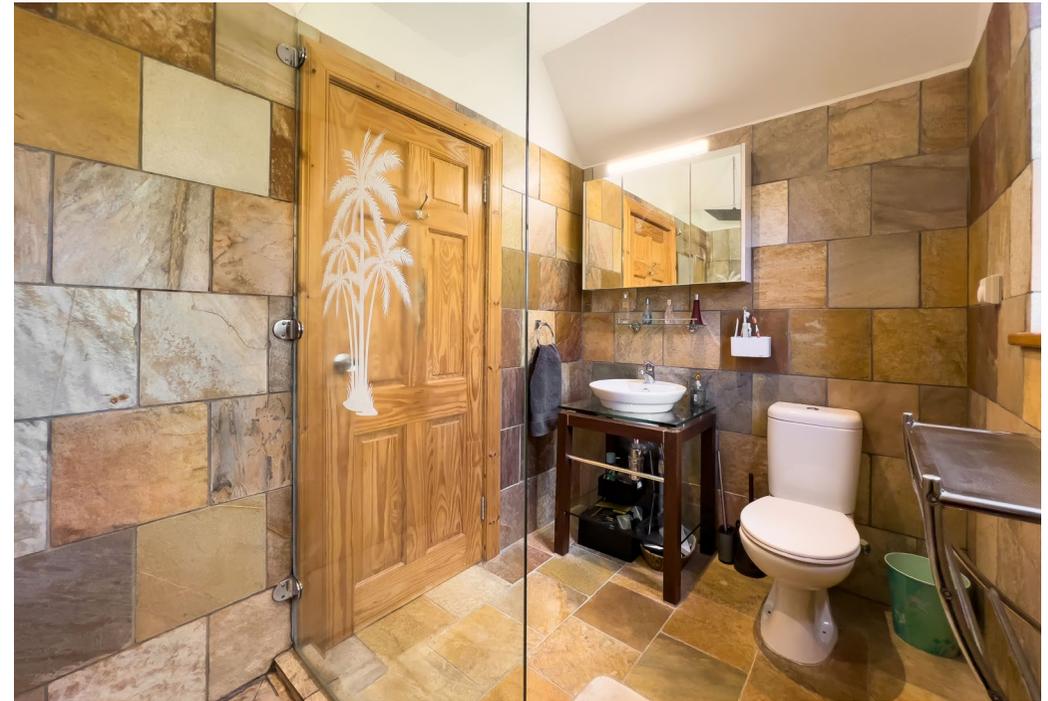
### VIEWINGS

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.

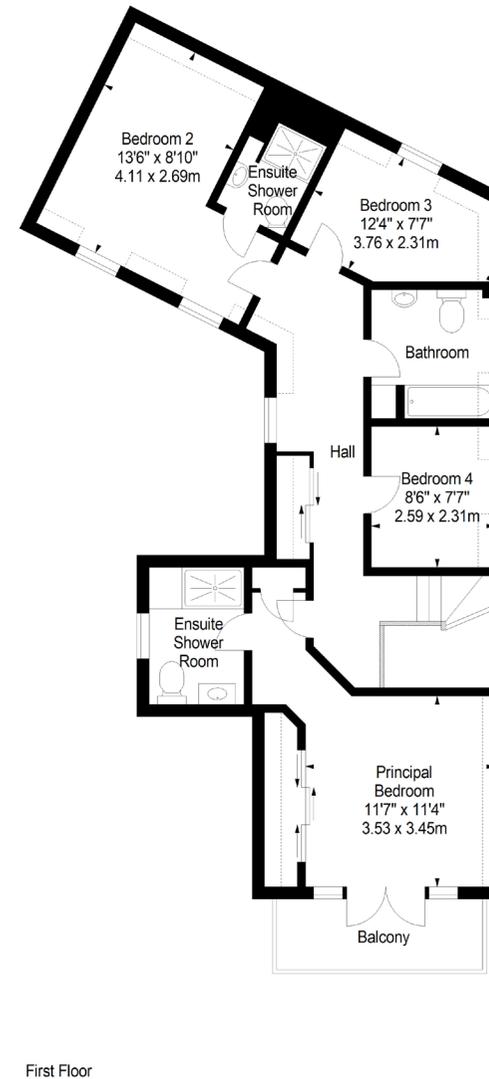
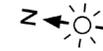




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Pitlochry, PH9 0NT**

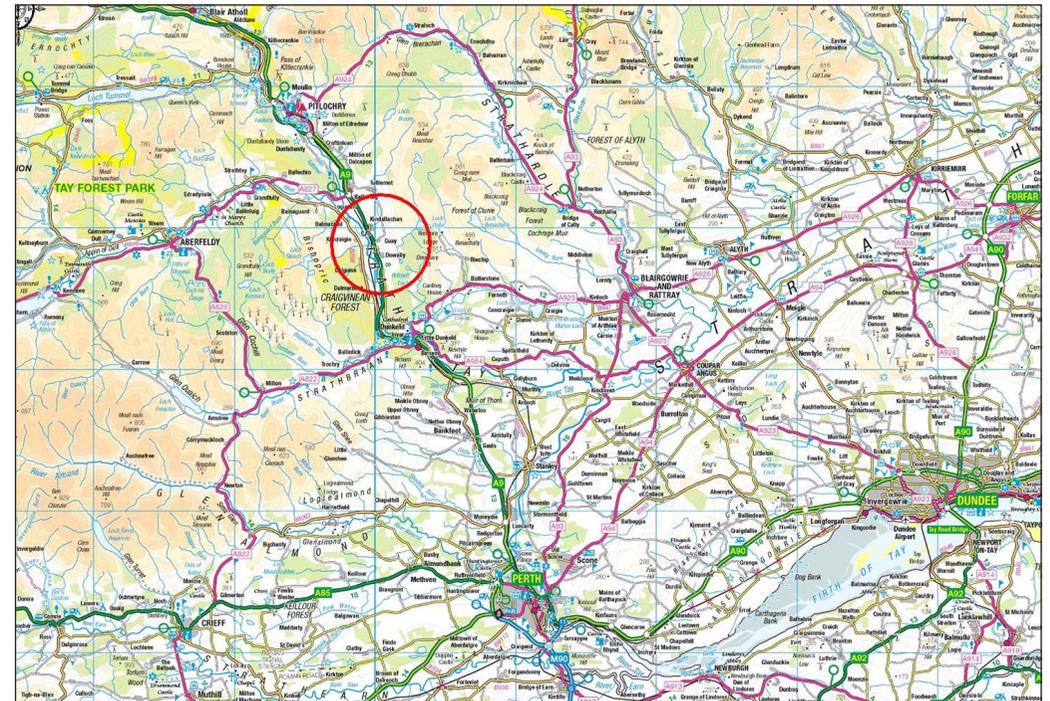
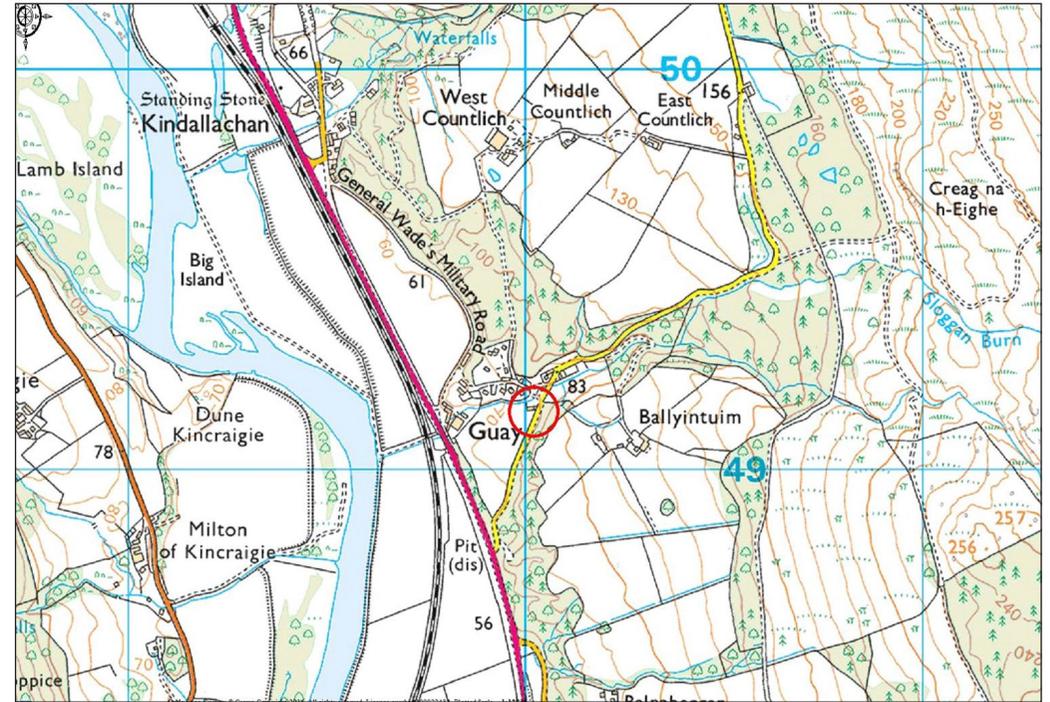


Approx. Gross Internal Area  
1861 Sq Ft - 172.89 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



## 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.





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