

Balnacree Farm Cottage

Donavourd | Pitlochry



Galbraith



Traditional cottage situated in an elevated position with outstanding views over Highland Perthshire



Pitlochry 2 miles | Aberfeldy 13 miles | Perth 25 miles
(All distances are approximate)

About 1.05 acres (0.43 hectares)

2 reception rooms. 3 bedrooms

Bright and airy accommodation over 2 floors

Generous and well maintained garden grounds

Southern outlook with spectacular views across Highland Perthshire

Scenic and rural location close to Pitlochry

Commutable and close to the A9 with access north and south

Offers Over £360,000

Galbraith

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Situation

Balnacree Farm Cottage is situated in an elevated position with the most wonderful southerly outlook over the surrounding countryside and hills beyond. The property is located on the edge of Donavour, a pretty hamlet approximately 2 miles south of Pitlochry, a popular and highly sought after town which benefits from great day-to-day facilities such as a supermarket, chemist, medical centre, dentist, a range of cafes and restaurants, a train station with sleeper services to London, as well as nursery, primary and secondary schooling. Pitlochry itself offers a wealth of cultural activities including the famous Festival Theatre with regular shows and performances and the iconic fish ladder.

The city of Perth is under an hour's drive south and offers a good range of local and national retailers, leisure facilities, banks, an art gallery, cinema, swimming pool and theatre. There is also a bus and train station with excellent transport links to Aberdeen, Inverness, Glasgow and Edinburgh.

Perthshire is renowned for its wealth of recreational opportunities on its doorstep. The surrounding hills and glens offer many walking and mountain biking routes whilst winter sports can be enjoyed at Glenshee Ski Centre which lies under an hours journey north. For the golfer, there are numerous courses within a comfortable distance including a course in Pitlochry itself with both Dunkeld and Perth offering additional courses.





Description

Balnacree Farm Cottage is a most attractive south facing cottage of a predominately stone painted exterior, with a more recent harled extension to the rear, under a pitched slate roof. The cottage has light and airy rooms providing flexible accommodation over two floors. The entrance hall leads into a good-sized sitting room and a living / dining room with woodburning stove, off which is the kitchen with garden access. The kitchen features a high-quality Magnet installation completed with integrated appliances. The sitting room leads to the principal bedroom with ensuite and French doors opening out onto a pretty patio, allowing for lateral living. The ground floor accommodation is complete with a family bathroom. A staircase leads to the first floor which comprises two well proportioned bedrooms with dormer windows and exceptional south facing views across the surrounding countryside and hills beyond.

Accommodation

Ground Floor: Entrance Hall, Living / Dining Room, Kitchen, Family Bathroom, Sitting Room, Principal Bedroom with Ensuite.

First Floor: 2 Bedrooms.



Garden

Balnacree Farm Cottage is accessed via a shared access track which leads up to a grass parking area and timber garage. The property benefits from a wrap around south facing garden which makes the most of the views beyond. The garden is mainly laid to lawn, with a stone pathway that winds around the property and leads to a rear patio area. You will also find a charming area with excellent soil that has long been enjoyed as a successful vegetable patch. A variety of shrubs and bushes add colour and interest throughout the year, creating an attractive and welcoming outdoor space. An area of mature woodland with pretty stream lies to the north east providing additional amenity ground. There are two timber sheds to the rear of the property providing excellent storage.

The property also benefits from ground adjacent, located on the south side of the access track. This terraced area is laid to lawn, partially bound by a beech hedge and has a superb outlook.

Services, Council Tax And Energy Performance Certificate(s)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Heritable	LPG Gas	Band B	F	FTTC	YES

Flood Risk

Balnacree Farm Cottage is not situated in an are which is at risk of flooding. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Access/Third Party Rights Of Access/ Servitudes Etc

The neighbouring property have a right of access across the access track.

Directions

From Perth head north on the A9 towards Inverness. Continue for approximately 21.7 miles before take the slip road on the left towards Pitlochry. Take the first right then the first left towards Croftinloan, Donavour and Balnald. At the roundabout take the first exit, continue for 500 ft and take the junction on the right. Continue on this track until you reach a cluster of houses, Balnacree Farm Cottage lies directly on the left.



Post Code: PH16 5JS

Solicitors

Thorntons Solicitors, Whitefriars House, 7 Whitefriars Crescent, Perth PH2 0RA T: 01738 621 212



Fixtures And Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

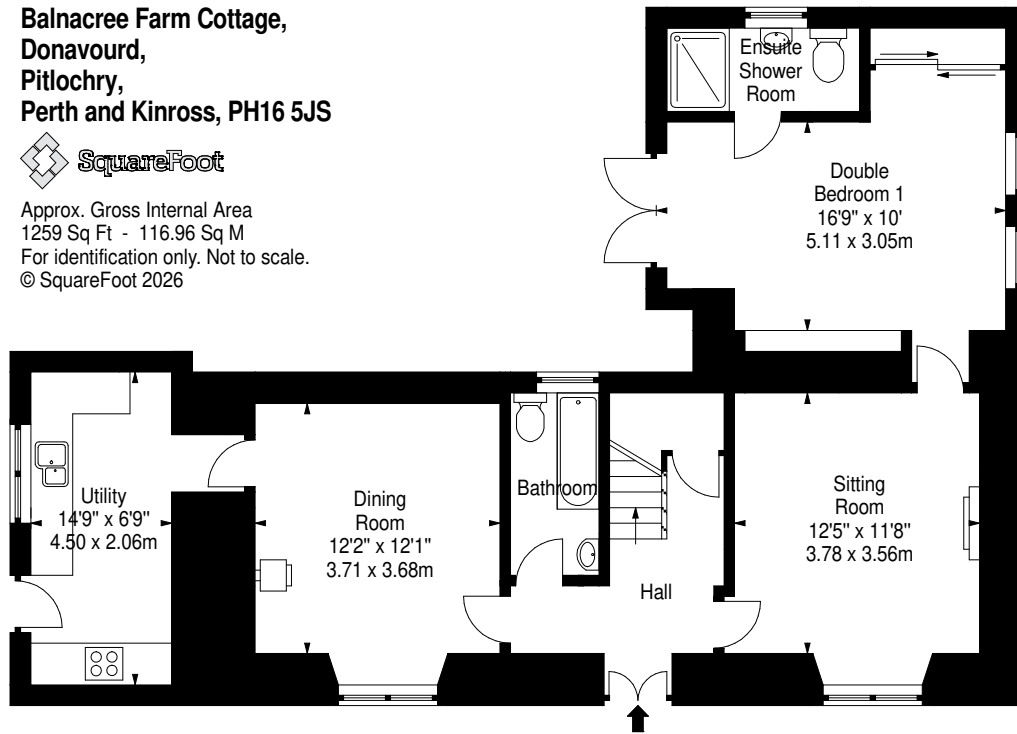
Health & Safety

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.

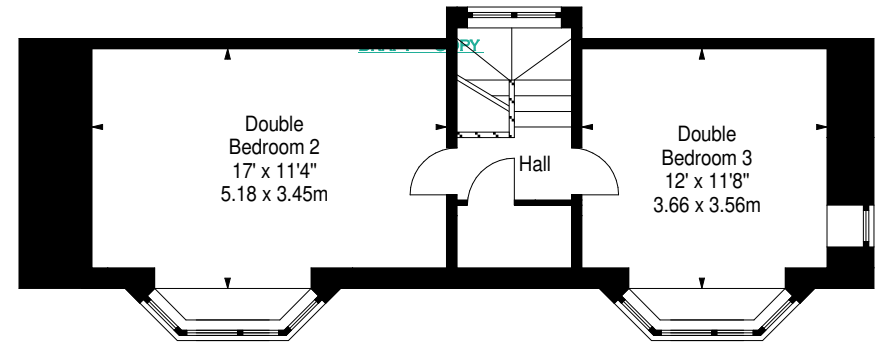
**Balnacree Farm Cottage,
Donavour,
Pitlochry,
Perth and Kinross, PH16 5JS**



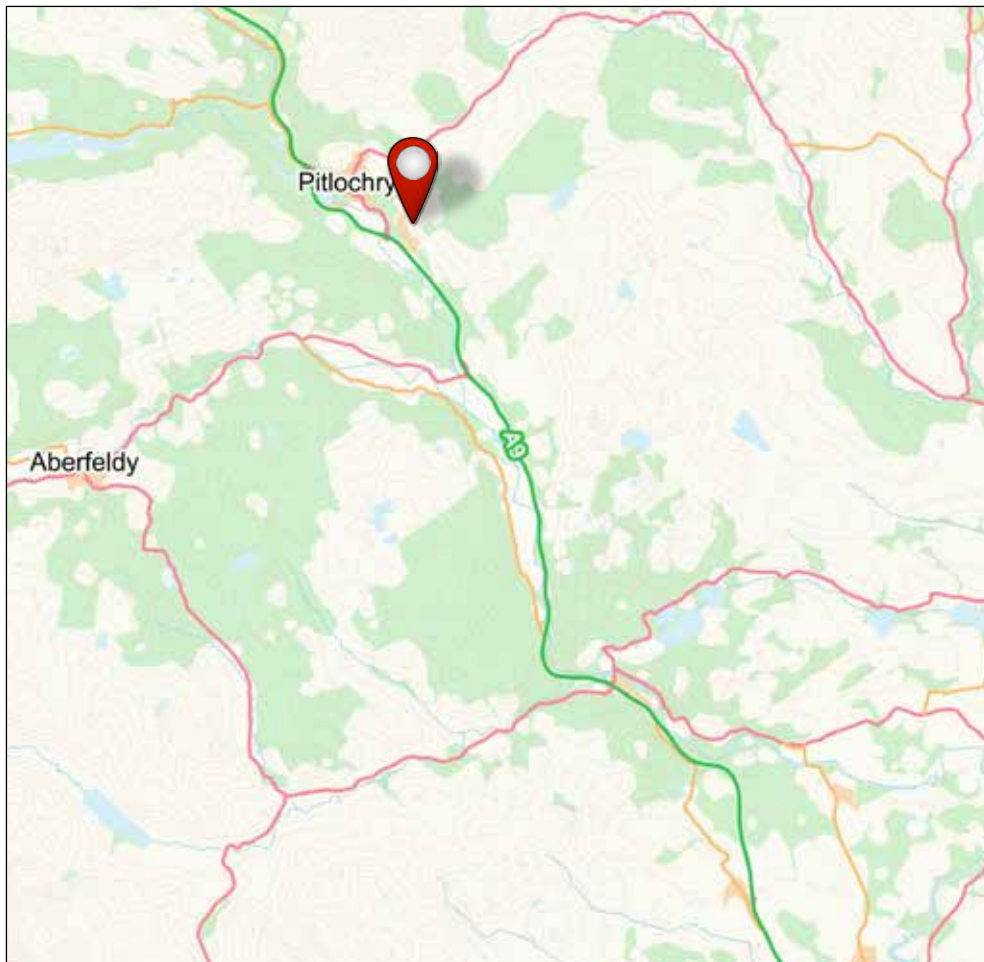
Approx. Gross Internal Area
1259 Sq Ft - 116.96 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



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 2026

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.



Galbraith