

A single-story white stone cottage with a dark grey slate roof. The house features two chimneys, three skylights, and two windows. A bright red door with a diamond-shaped window is the central feature. A satellite dish is mounted on the right wall. The house is set on a lush green lawn with some low-lying plants and flowers in front. In the background, there are rolling hills under a clear blue sky. Tree branches are visible in the upper left and right corners.

Galbraith

EAST CAMGHOURAN
RANNOCH, BY PITLOCHRY, PERTHSHIRE



EAST CAMGHOURLAN, RANNOCH, BY PITLOCHRY, PERTHSHIRE

Delightful traditional country cottage lying above the shores of Loch Rannoch in Highland Perthshire.

Kinloch Rannoch 8 miles ■ Aberfeldy 25 miles

Pitlochry 32 miles ■ Perth 59 miles

About 0.18 acres (0.07 ha)

Offers Over £295,000

- Sitting Room. Dining Room. Garden Room. 2 Bedrooms. Bunk Room. Kitchen. Utility Room. Bathroom. Cosy reception rooms offering flexible accommodation.
- Beautifully presented cottage with rights to fish on Loch Rannoch.
- Sitting within delightful and good sized garden, principally down to lawn.
- Timber shed providing useful storage.
- Highly scenic location in Highland Perthshire commanding wonderful views.
- Currently run as a holiday cottage.
- EPC – Band D

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 **OnTheMarket**



SITUATION

East Camghouran enjoys a most private and elevated position above the southern shores of Loch Rannoch in Highland Perthshire. Kinloch Rannoch, a delightful village with a thriving community, is only 8 miles east with a superb range of day-to-day facilities including village shop, primary school, village hall, café and hotel. The village enjoys a highly scenic setting and lies about 25 miles east of the A9 giving access to the north and south. To the west is the popular Rannoch Station with its delightful tearoom.

Aberfeldy, Scotland's first fairtrade town, is about 25 miles to the south east and provides a good range of services and amenities including supermarkets, independent retailers, cafes and restaurants, primary and secondary schooling at Breadalbane Community Campus, together with a bank and doctors surgery. Aberfeldy is the home of Dewars Distillery which provides a great day out for the family. The Highland Chocolatier at Grandtully is a super local business with a wide range of delicious chocolates. Pitlochry can be reached in about a 50 minute journey by car to the east and offers similar services to Aberfeldy but also has the Pitlochry Festival Theatre and a railway station, which provides daily services north and south including the sleeper service to London.

The city of Perth is about 59 miles south, via the A9 trunk road, with an extensive range of facilities and amenities including national retailers, concert hall, theatre, swimming pool, banks, bus and railway stations, as well as the renowned Perth Racecourse at Scone Palace. Edinburgh and Glasgow can both be reached in over a two hour's car journey with their international airports and vibrant city amenities and Inverness is just under 2 hours to the north.

Perthshire is renowned for its wealth of recreational opportunities. The surrounding hills and glens of Loch Rannoch offer super hillwalking routes, whilst fishing can be enjoyed on the loch by permit. The surrounding area is also within the Black Wood Scenic area which is known for its old Scots pine trees, some hundreds of years old, and its rich biodiversity. The Black Wood of Rannoch is designated as a special area of conservation (SAC) and a site of special scientific interest (SSSI). This cultural significant conservation area is offered additional planning regulations in order to maintain the character of the area and protect the important surrounding biodiversity. Winter sports can be enjoyed at Glenshee Ski Centre, which can be reached in just over 1.5 hours journey by car to the north east and also at Aviemore which is 1 hour 15 minutes to the north. For the golfer, there are numerous courses within a comfortable distance including a 9 hole course in Aberfeldy and an 18 hole course in Pitlochry. The Cairngorms National Park Scotland's largest national park is within easy reach with all it has to offer. The Highland Wildlife Park at Kingussie can be reached in approximately 90 minutes by car.

DESCRIPTION

East Camghouran is a delightful former shepherd's cottage of traditional stone construction and whitewashed, under a slate roof. Enjoying a quiet rural setting, the cottage sits within a lovely garden and enjoys super views looking out over the surrounding countryside and onto the hills and mountains beyond.

East Camghouran has been enjoyed by the current owners as a holiday home for almost 30 years, as well as being very successfully run as a short term holiday let when not enjoyed by the family. It is beautifully presented, with lovely wooden latch doors and fireplaces in the sitting room and dining room, complimented with the modern fixtures and fittings throughout including double glazing, fitted kitchen and bathroom which also benefits from a shower.

The accommodation lies over two floors with the entrance hall having doors to the sitting room, dining room and bunk room, together with the staircase leading to the first floor landing.

The dining room is a good sized room with dual fuel Charnwood stove and door leading directly to the modern fitted kitchen, from where a door leads to the practical utility room with door to the garden. The sitting room, lying opposite the dining room, is most welcoming with an open fire and has steps leading down to the garden room which enjoys spectacular views over the surrounding countryside and with a door leading out to the garden. The internal bunk room completes the accommodation on the ground floor, which has the flexibility could alternatively be used as a study. The first floor comprises two well-proportioned double bedrooms with a family bathroom.



ACCOMMODATION

Ground Floor: Entrance Hall, Dining Room, Sitting Room, Kitchen, Utility Room, Garden Room, Bunk Room.

First Floor: Two Double Bedrooms, Family Bathroom.

GARDEN

East Camghouran sits within a charming and well-maintained garden principally laid to lawn with shrubs and trees, which includes a mature apple tree. The garden is enclosed by a combination of a stone wall and fence with a gate leading to the shared access track. There is a modern timber shed within the garden and which provides useful storage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax / Rateable Value	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	Electric	Rateable value = £2,750*	Band D	FTPP	YES

*(Qualifies for 100% small business rates relief)

FLOOD RISK

The property is not located an area which is liable to flood.
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

Access to East Camghouran is via a shared access track which leads directly off the minor public road.

DIRECTIONS

From Perth take the A9 north. Approximately 1 mile past House of Bruar, turn left onto the B847 signposted for Calvine and Struan and then the first right towards Kinloch Rannoch. After about 10 miles turn right onto the B846. Upon entering Kinloch Rannoch, turn the left over the bridge and then take the first right onto the southern shores of Loch Rannoch minor road. After about 7.5 miles the access track is found on the left hand side.

POST CODE

PH17 2QG

WHAT3WORDS

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

///tolerates.statue.shelf

SOLICITORS

Anderson Strathern Solicitors, 58 Morrison St, Edinburgh, EH3 8BP

LOCAL AUTHORITY

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







FIXTURES AND FITTINGS

All kitchen and utility equipment are available by separate negotiation.

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.

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.

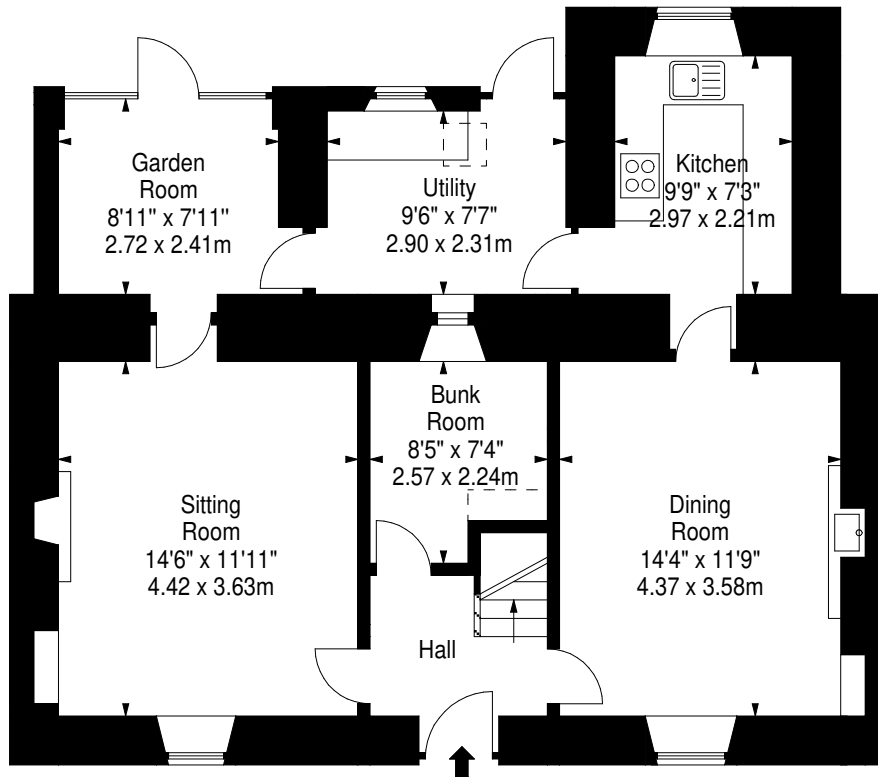




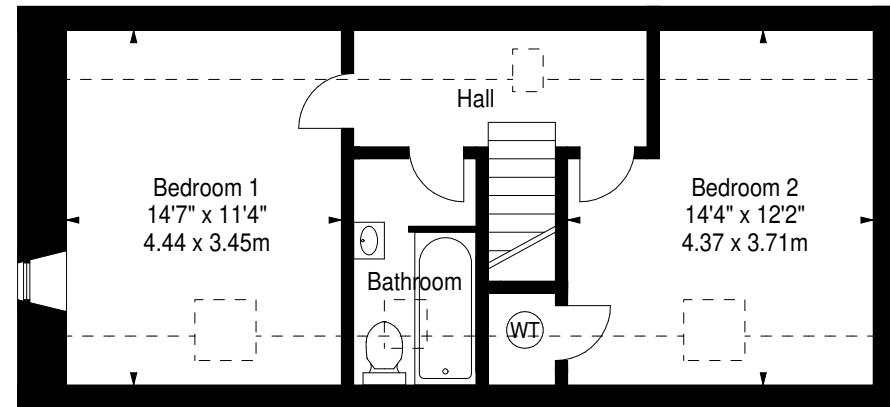
**East Camghouran,
Rannoch,
Pitlochry,
Perth and Kinross, PH17 2QG**



Approx. Gross Internal Area
1290 Sq Ft - 119.84 Sq M
For identification only. Not to scale.
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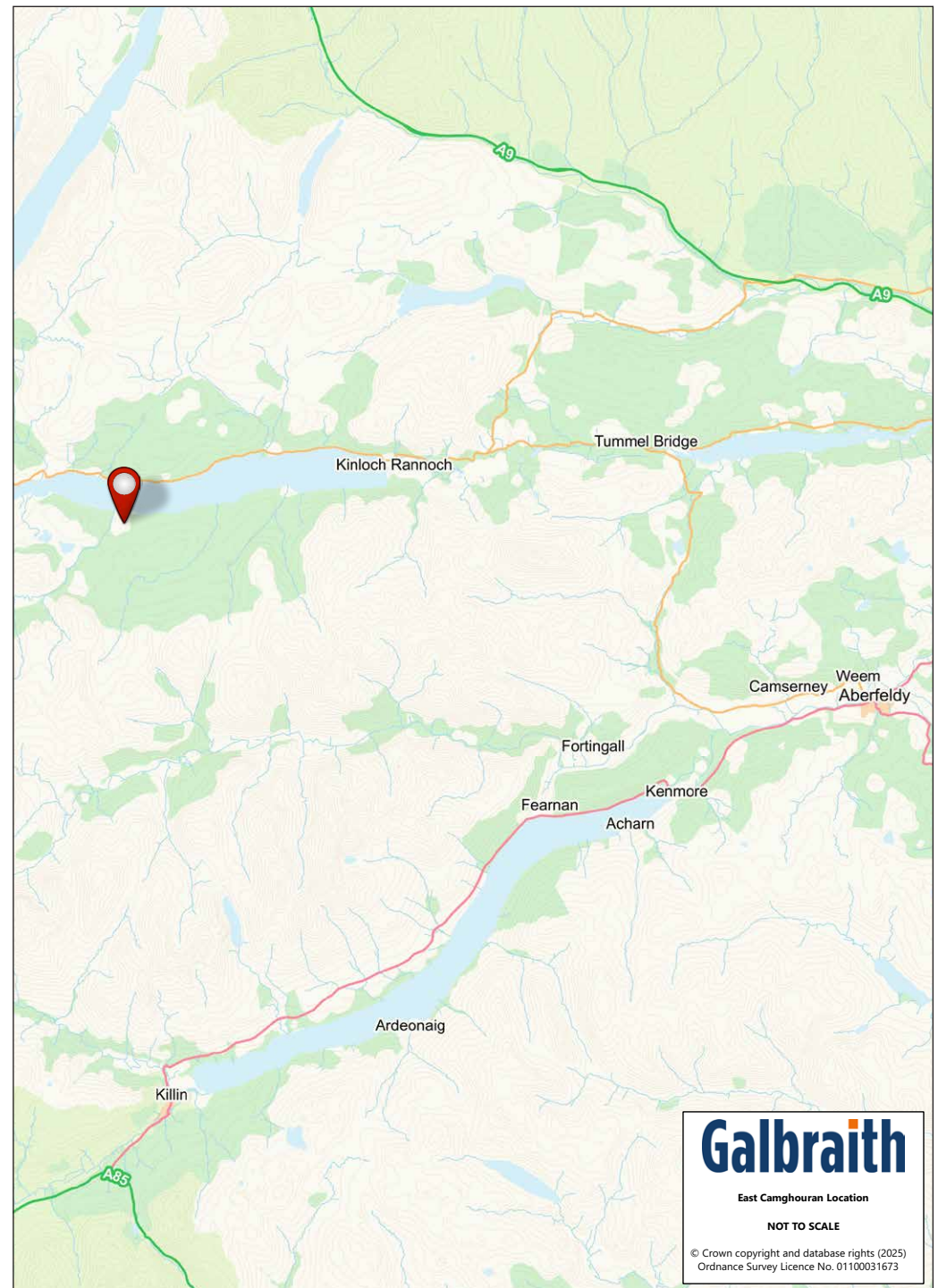
Ground Floor



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. Sales particulars prepared in June 2025 and photographs taken in May 2025.







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