

Benard

Pitlochry | Perthshire



Galbraith

Highland home recently refurbished to an exceptional standard with outstanding views and convenient location



Aberfeldy 15 miles | Perth 27 miles | Edinburgh 71 miles | Inverness 85 miles
(All distances are approximate)

2 reception rooms | 4 bedrooms | 3 bathrooms

Bright and well-proportioned accommodation finished to exacting standards

Wonderful views towards Pitlochry Golf Course and the surrounding hills
including Craigower and Ben Vrackie

Well-tended private garden with self-contained garden studio

Highly convenient location in Pitlochry and within easy reach of Perth, Edinburgh and Inverness

Offers Over £525,000

Galbraith

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galbraithgroup.com

Situation

Benard enjoys an elevated position in a prime location in the popular and highly sought-after town of Pitlochry set within the scenic landscape of Highland Perthshire. Pitlochry provides an excellent selection of everyday amenities within walking distance of Benard including a supermarket, pharmacy, medical centre, dental practice, a variety of cafes and restaurants, a railway station with sleeper services to London, and comprehensive nursery, primary and secondary schooling. Pitlochry is also renowned for its rich cultural offering, featuring the celebrated Festival Theatre with its year-round programme of performances, as well as the well-known fish ladder, a notable local landmark. Pitlochry benefits from regular and direct bus services to Edinburgh, Glasgow, Perth and Inverness.

Aberfeldy, about 15 miles distant, offers similar facilities to Pitlochry including a small supermarket, primary and secondary schooling at Breadalbane Academy, local independent retailers, variety of cafes and restaurants, health centre and a cinema. Breadalbane Academy Community Campus has a wide range of facilities available to the community including a swimming pool, fitness classes, sports hall and gym.

The city of Perth is easily accessible via the A9 southbound and can be reached in approximately 40 minutes by car, with a greater range of facilities, such as national retailers, theatre, concert hall, museums and sporting facilities including a curling rink and swimming pool. Edinburgh, Glasgow and Inverness with their vibrant city amenities and international airports are conveniently situated less than 2 hours south.

Benard is well placed for the wide range of recreational activities Perthshire has to offer. For the golfer there are a number of courses within easy reach including an 18 hole course in Pitlochry itself, a 9 hole course in Aberfeldy and Blair Atholl as well as a number of courses in Perth. The world-renowned Gleneagles Hotel, about 40 miles to the south, offers 3 championship courses. For the outdoor enthusiast there are many hills, glens and mountains within the area offering a superb variety of walking and cycling routes. In addition, Highland Perthshire is amongst the most famous in Scotland for traditional sporting with fishing and stalking available nearby.



Description

Benard is an attractive property with a stone exterior under a pitched slate roof. The property has been substantially refurbished to exacting standards with new bathrooms, lighting, radiators and appliances as well as a new boiler and hot water storage tank. In addition, the parquet flooring in the dining room and hall has been restored and new hardwood windows, with oak windowsills have been installed in the dining room, living room, ground floor bedrooms, en suite and family bathroom with toughened double glazed argon filled panes. These improvements have significantly contributed in providing an exceptionally bright and well proportioned family home. Traditional features such as the arched glazed entrance vestibule and oculus gable window have been tastefully retained ensuring the property maintains its character.

The entrance vestibule and entrance hall lead into the reception spaces comprising a sitting room with new wood burning stove and slate hearth, dining room and contemporary kitchen with new integrated appliances, Kardean flooring and larder. The reception spaces benefit from a western aspect and large windows from where to enjoy the views across the garden, Pitlochry Golf Course and hills beyond including Craigower and Ben Vrackie. The ground floor is complete with two well-proportioned double bedrooms, one with an ensuite, a family bathroom and a storage cupboard. The staircase with new feature glass, oak balustrade and oak wine rack below leads to the first floor where lies the generous principal bedroom with ensuite and additional bedroom with integrated storage.

Accommodation

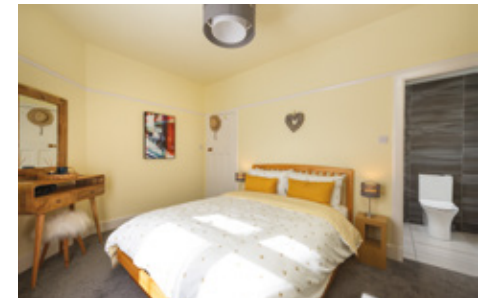
Ground Floor: Vestibule/Porch, Hall, Dining Room, Kitchen, Sitting Room, Bedroom with En-Suite, Bedroom, Family Bathroom, Storage Cupboard.

First Floor: Principal Bedroom with En-Suite, Bedroom with storage.

Garden

Benard is accessed via a private drive off the public road which leads to a block paviour parking area and gravel turning area providing ample space to park multiple vehicles. Benard lies centrally within its private gardens extending to approximately 0.4 acres, creating a picturesque backdrop for the property. The garden is primarily laid to lawn with a variety of shrubs bushes and trees proving structure, colour and interest throughout the year.







Studio

To the rear of the property is a delightful cedar shingles clad self-contained garden studio/office benefitting from a kitchenette, shower room with WC and wash hand basin as well as electric heating. This provides flexibility and opportunity for use as secondary accommodation or as a holiday let subject to obtaining the necessary planning permissions and consents should one wish. A large timber hut and tool shed also lie within the garden.



General Information

Services, Council Tax and Energy Performance Certificate(s)

| Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC | Broadband | Mobile |
|-------|-------------|----------|-----------|-----------|-------------|-----|-----------|--------|
| Mains | Mains | Mains | Heritable | Mains Gas | Band F | D | FTTC | YES |

Flood Risk

The property is not located in an area at risk of flooding. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Directions

From Perth, head north on the A9 toward Inverness and take the A924 slip road on the left towards Pitlochry. Continue on the A924 for Approximately 1.5 miles before turning right onto West Moulin Road. After half a mile, Benard is on the right hand side.



Postcode: PH16 5EQ



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Solicitors

Urquharts Solicitors, 16 Heriot Row, Edinburgh, EH3 6HR T: 0131 556 2896

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.

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.

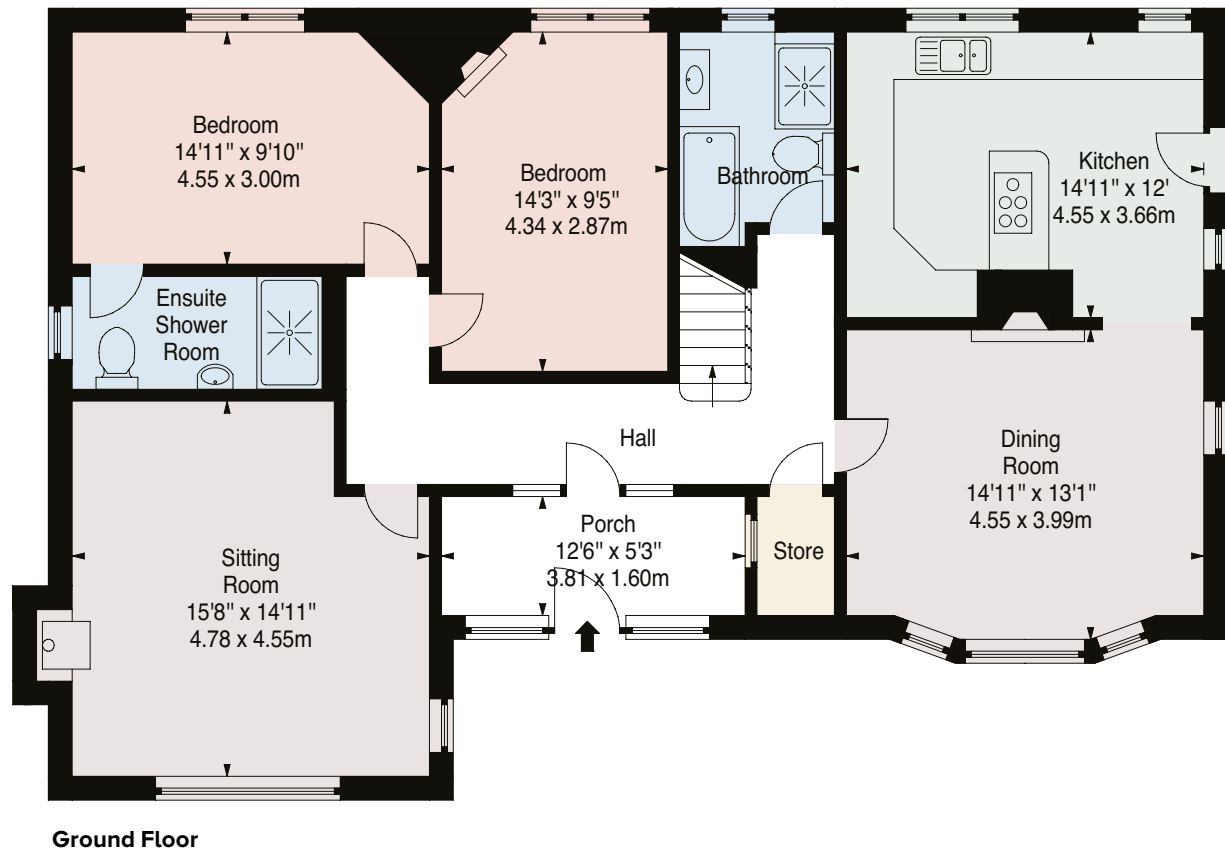
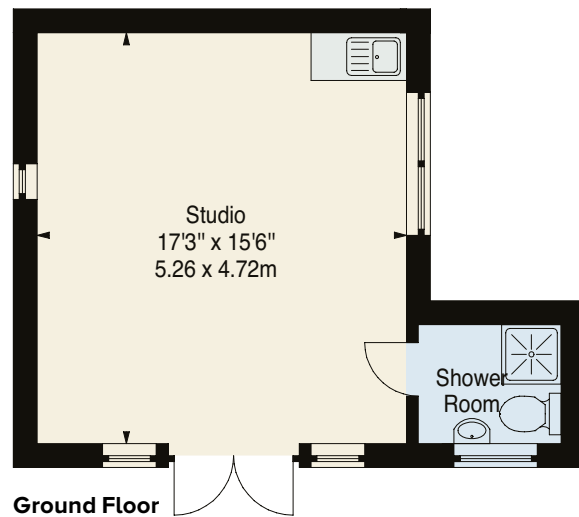
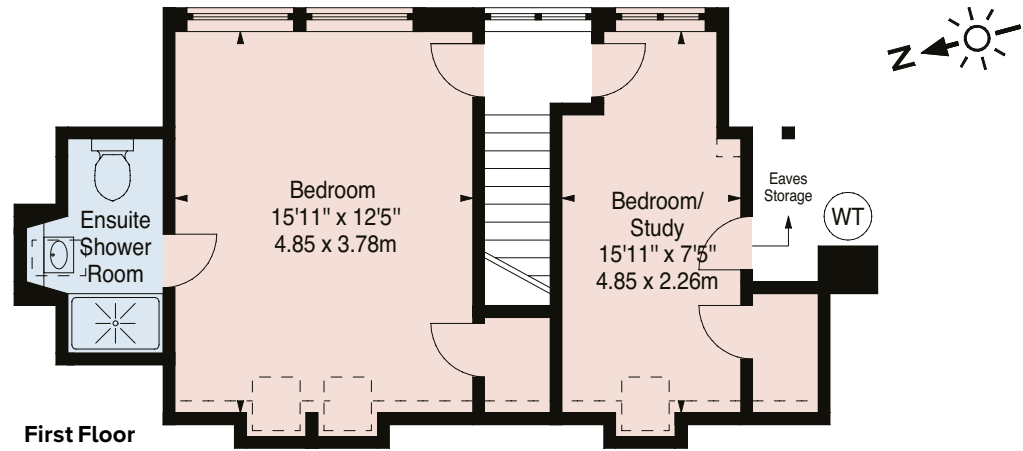
Floor plans

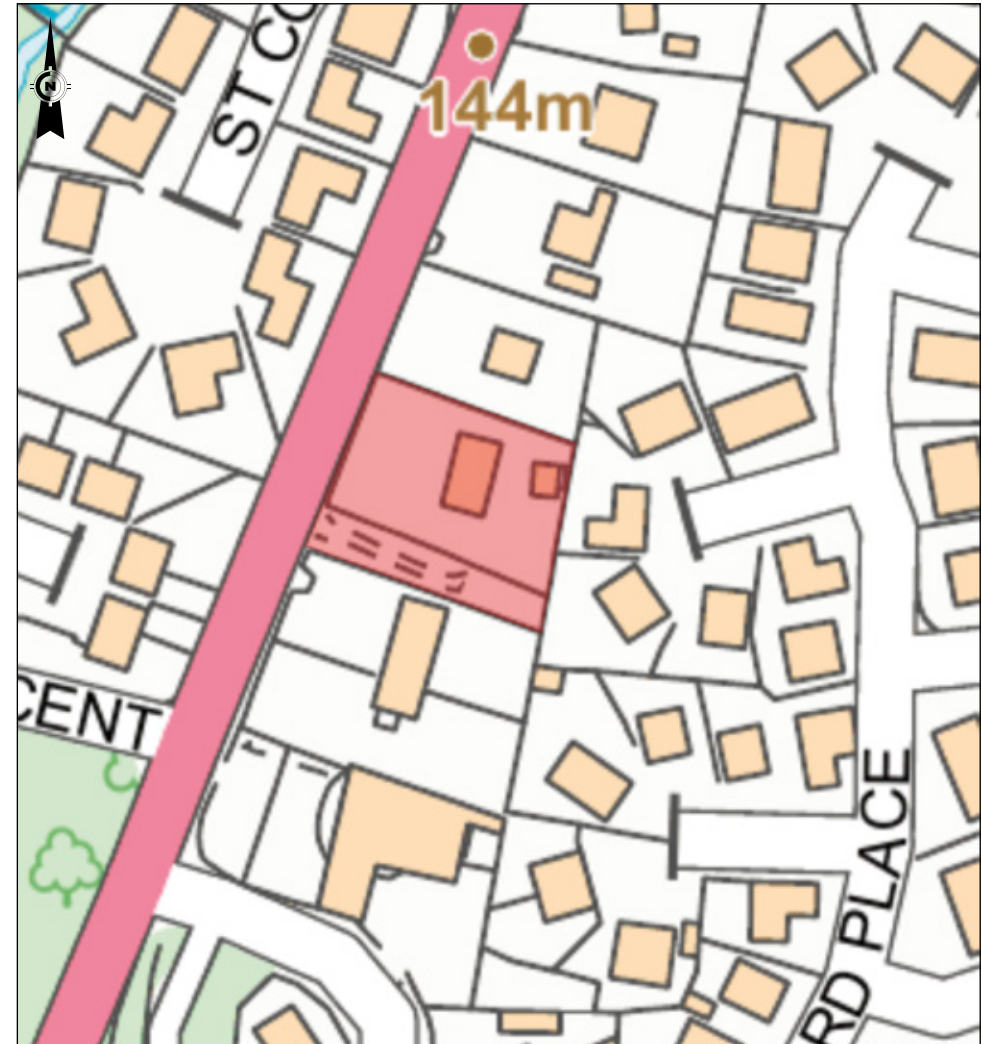
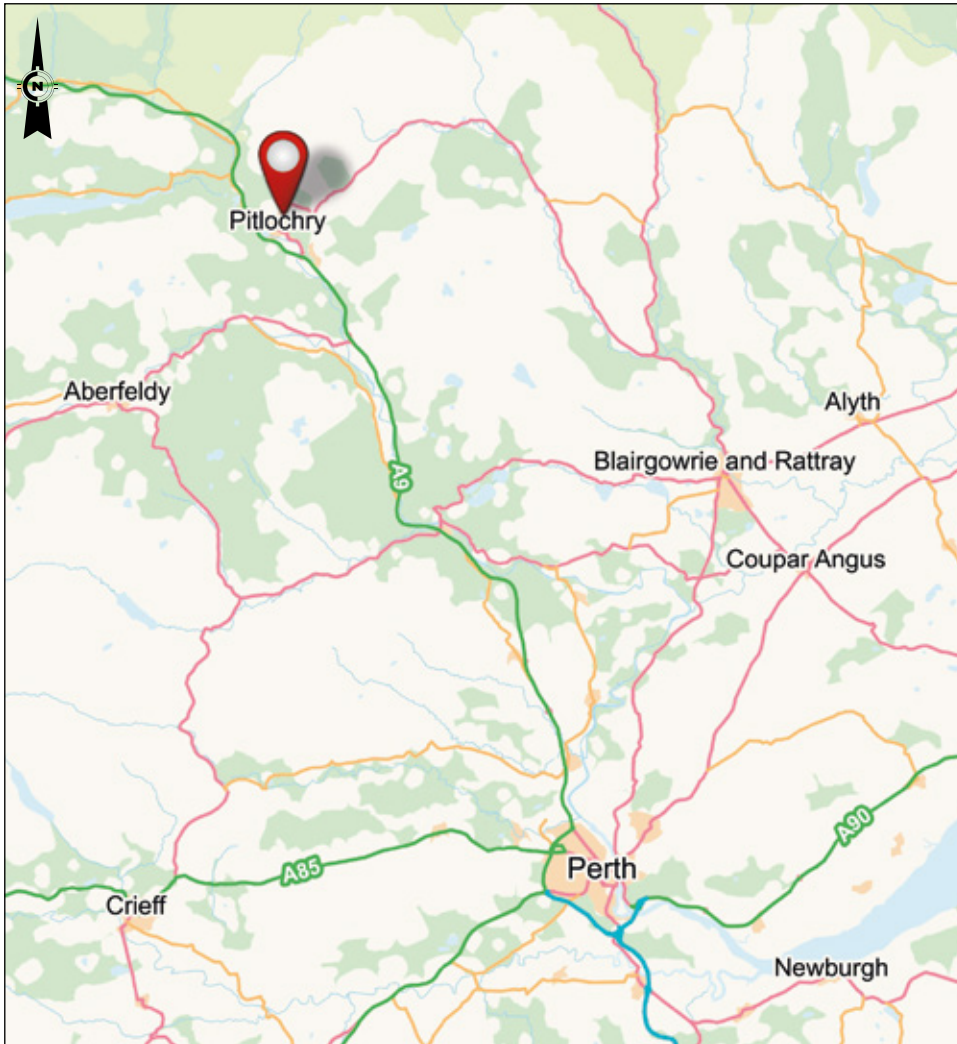
Approx. Gross Internal Area

1724 Sq Ft - 160.16 Sq M

Studio: 303 Sq Ft - 28.15 Sq M

For identification only. Not to scale.





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 May 2026.



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