

Galbraith



## BALNACREE LODGE

DONAVOURD, PITLOCHRY, PERTHSHIRE



# BALNACREE LODGE, DONAVOURD, PITLOCHRY, PERTSHIRE

Pretty hillside property with spectacular views over Highland Perthshire

Pitlochry 2 miles ■ Aberfeldy 13 miles ■ Perth 28 miles

Offers Over £250,000

- 1 reception rooms 2 bedrooms
- Timber framed lodge with modern interior
- Floor to ceiling windows benefiting from wonderful hillside and countryside views
- Scenic and rural location close to Pitlochry
- Commutable and close to the A9 with access north and south

**Galbraith**

Perth  
01738 451111  
perth@galbraithgroup.com





#### SITUATION

Balnacree Lodge 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 Lodge is of a steel portal frame construction clad with timber under composite tile roofing with accommodation across one floor. The entrance hall leads into the bright and airy reception space which benefits from floor to ceiling windows providing wonderful south west views overlooking the River Tummel, surrounding countryside and hills beyond. The reception space provides open plan living with kitchen, dining and sitting room facilities located together, perfect for socialising, as well as garden access to the south. The remainder of the ground floor comprises 2 double bedrooms, a shower room and a utility cupboard.



Balnacree Lodge benefits from planning permission for an extension to create a further living room which could also be used as a third bedroom. More details are available on the Perth and Kinross planning Portal under the reference 24/01717/FLL.

#### ACCOMMODATION

Ground Floor: Hall, Kitchen/Dining/Sitting Room, Utility Cupboards, Shower Room, 2 Double Bedrooms.

#### GARDEN (AND GROUNDS)

Balnacree Lodge has a right of access over and is accessed via a shared access track which leads to a gravel and grass parking area. The property benefits from a wrap around south facing garden, which makes the most of the views and is primarily laid to lawn with post and wire fencing. A further area of the paddock to the front of the cottage is being included to provide extended garden grounds.

Buyers will be obligated to erect a stock proof fence around the paddock area within 3 months following the date of entry.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band B	D	FTTC	YES

#### FLOOD RISK

Balnacree Lodge does not have history of flooding and does not lie in an area prone to 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 property will benefit from a right of access over a shared access track shown hatched on the site plan.

### 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, Donavoured and Balnald. At the roundabout take the first exit, continue for 500 ft and take the junction on the right. Continue to the end of this road and Balnacree Lodge with be directly ahead.

### POST CODE

PH16 5JS

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///affirming.spurring.fortnight

### SOLICITORS

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

### 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.

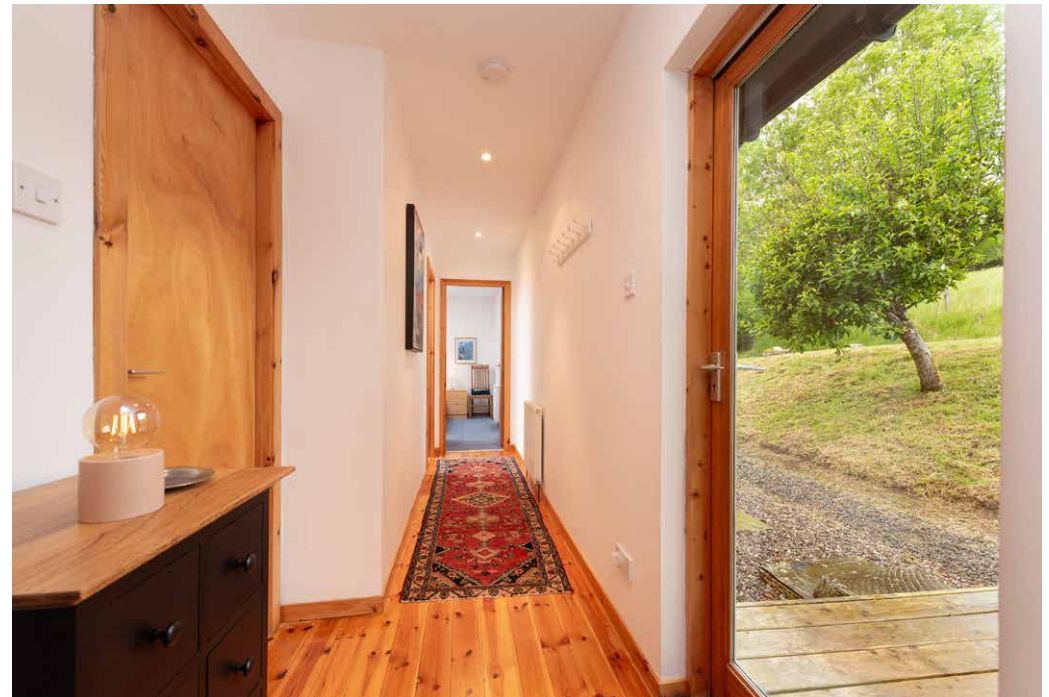
### ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

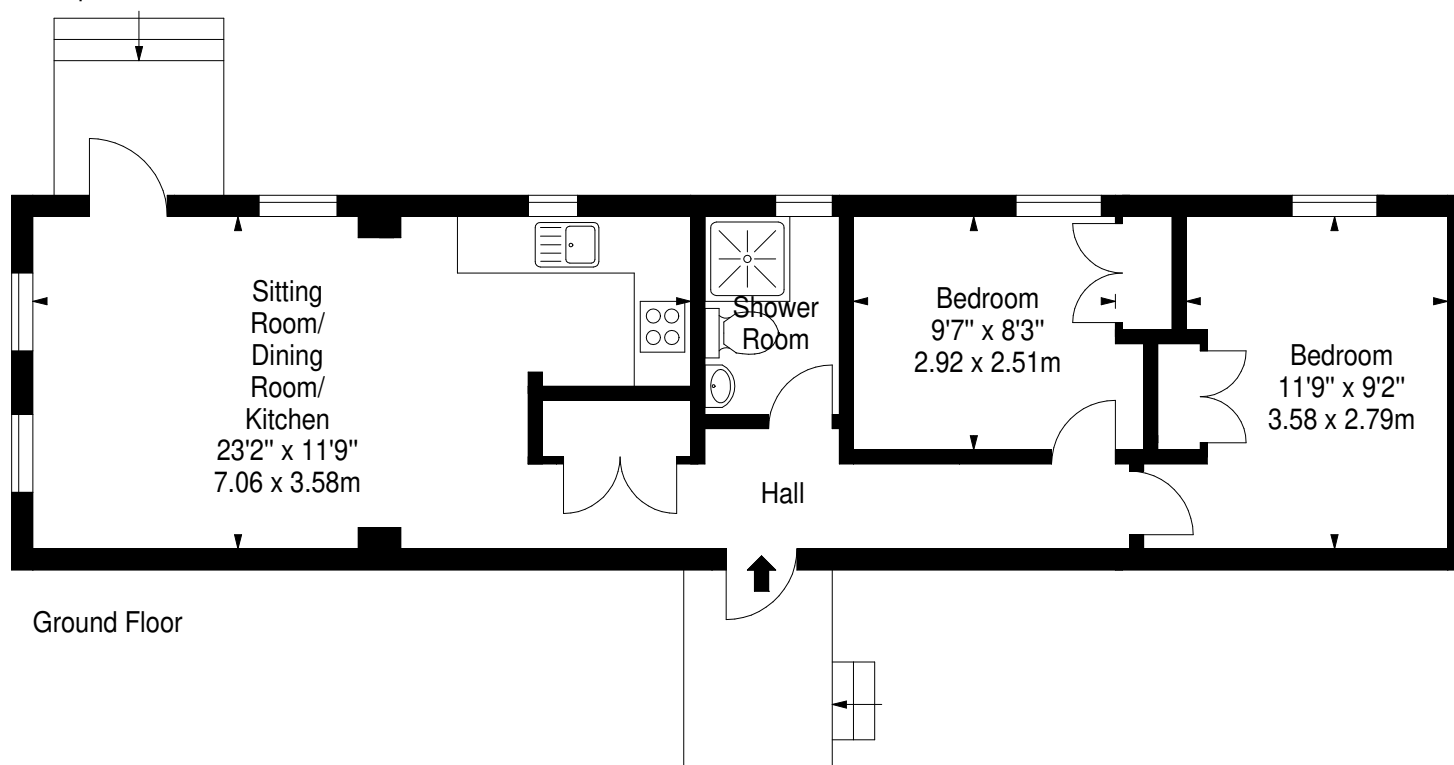
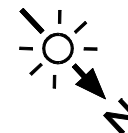




**Balnacree Lodge,  
Donavour,  
Pitlochry,  
Perth and Kinross, PH16 5JS**



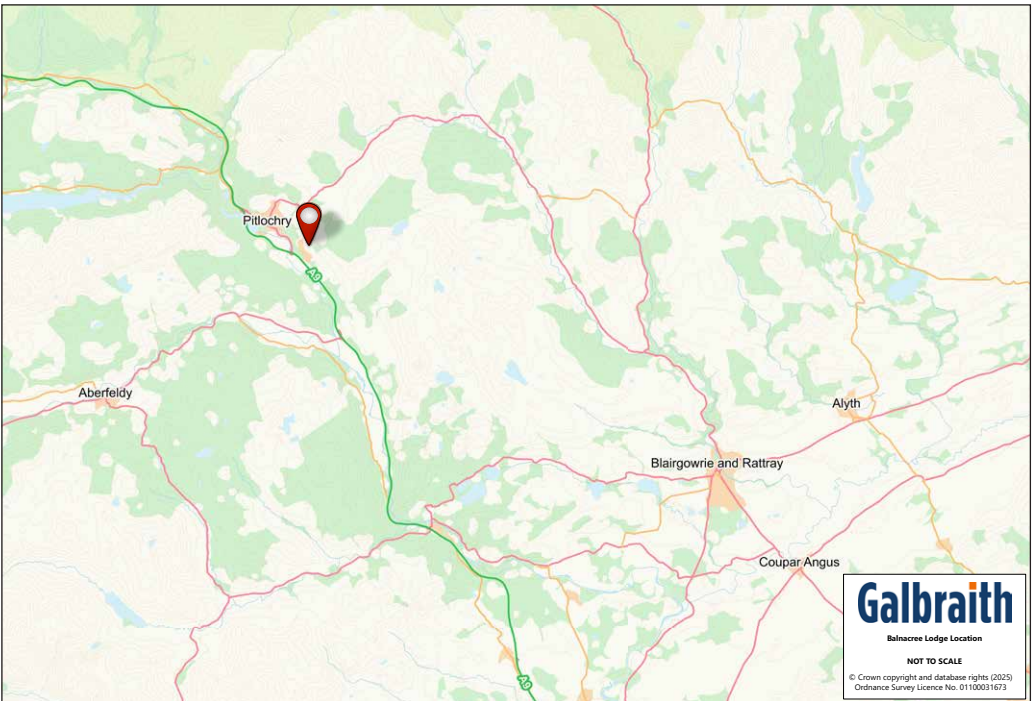
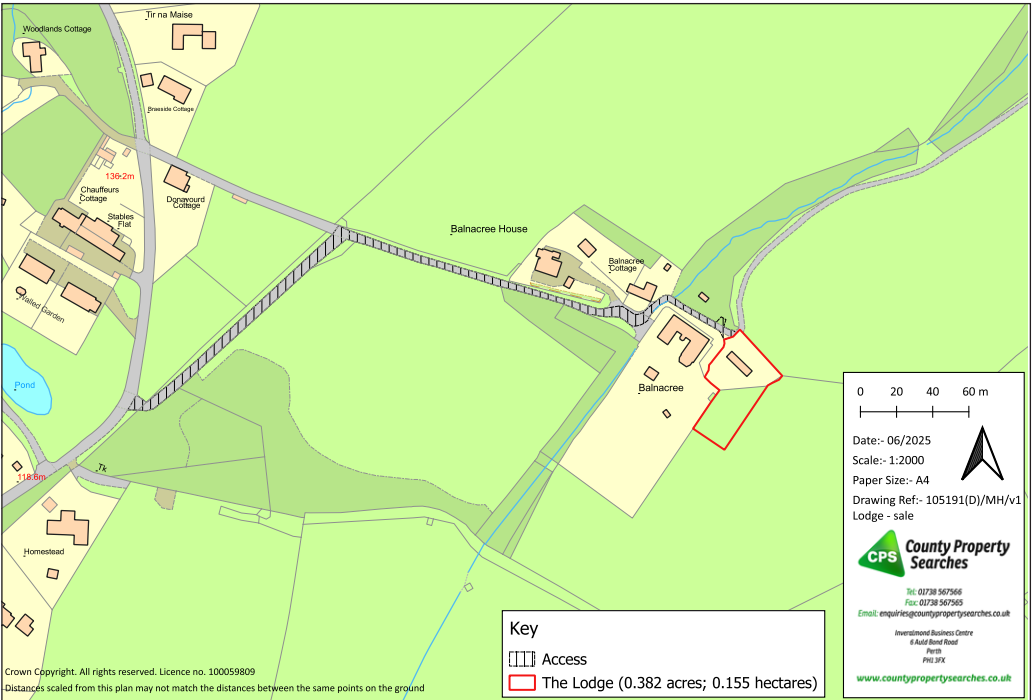
Approx. Gross Internal Area  
587 Sq Ft - 54.53 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground 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 June 2025.







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