

An aerial photograph of a small, stone cottage with a grey roof, nestled in a valley. The cottage is surrounded by a mix of evergreen and deciduous trees, many of which are in autumnal colors of brown, orange, and yellow. In the background, rolling hills and mountains are visible under a clear blue sky with a few wispy clouds. The overall scene is peaceful and scenic.

Gatehouse Cottage

Rannoch | Pitlochry

Galbraith



Attractive traditional Cottage lying on the banks of Loch Rannoch in Highland Perthshire



Kinloch Rannoch 7 miles | Aberfeldy 25 miles | Pitlochry 28 miles | Perth 58 miles
(All distances are approximate)

About 1.3 acres (0.51 hectares)

1 reception room. 1 bedroom

Charming traditional cottage

Pretty garden with summerhouse providing additional accommodation

Loch frontage with beach and riparian rights on Loch Rannoch

Highly Scenic location in Highland Perthshire

Offers over £175,000

Galbraith

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Situation

Gatehouse Cottage enjoys a most private position on the edge of the hamlet of Killichonan on the northern banks 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, only 25 miles south east, is equipped with an extensive range of amenities including supermarkets, cinema, a doctors surgery, dental and veterinary practice, mobile bank, independent retailers, various restaurants and cafes as well as primary and secondary schooling at Breadalbane Academy. The Community Campus is also equipped with a wide range of facilities such as a swimming pool, fitness classes, sports hall and gym. Some 14 miles away is Pitlochry, another popular town with day-to-day facilities including a bus and train station with regular services to Inverness, Glasgow, Edinburgh, and London.

Perth is the closest city and can be reached in under an hours car journey. Perth offers a wider range of national retailers, has various primary and secondary schools and has both a theatre and concert hall. Edinburgh and Glasgow can both be reached in approximately 90 minutes drive.

Description

Gatehouse Cottage is a charming traditional cottage with a stone exterior under a pitched slate roof which lies in an elevated position and within its own garden grounds on the banks of Loch Rannoch. It provides cosy accommodation across one floor and benefits from spectacular southern views over Loch Rannoch and the hills beyond. The entrance hall leads into the open plan kitchen/living/dining room with woodburning stove. The accommodation is complete with a bedroom with integrated wardrobes and a family bathroom.

Accommodation

Living/Dining/Kitchen, Bedroom, Bathroom, WC.



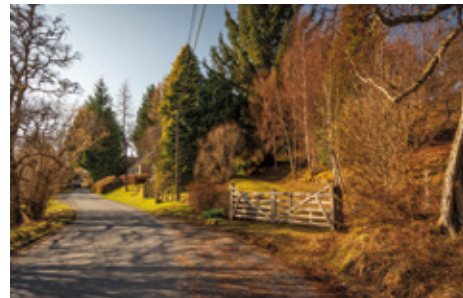


Garden

Gatehouse Cottage is accessed via a private drive leading to a gravel parking area. The property lies in an elevated position within lovely garden grounds that wrap around the house. The gardens are primarily laid to lawn with a collection of mature trees which provide shelter and privacy as well as a myriad of colour throughout the year.

Gatehouse Cottage benefits from a generous summerhouse to the east, which provides additional accommodation and useful storage space.

Adjacent to Gatehouse Cottage on the opposite side of the minor public road is additional garden ground primarily laid to lawn complemented by a variety of mature trees and hedging. The grounds slope gently down to a charming beach on the shores of Loch Rannoch, offering a peaceful setting from which to enjoy the views.



Services, Council Tax and Energy Performance Certificate(s)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Heritable	Wood Burning Stove	Band A	F	N/A	YES

Flood Risk

The property is not 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 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 right along the north side of the loch. After about 7.5 miles the access track is found on the right hand side.

 **Postcode: PH17 2QW**  **magma.footpath.suits**

Solicitors

Thorntons Law, Whitefriars House, 7 Whitefriars Crescent, Perth,
Perth and Kinross, 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.

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.

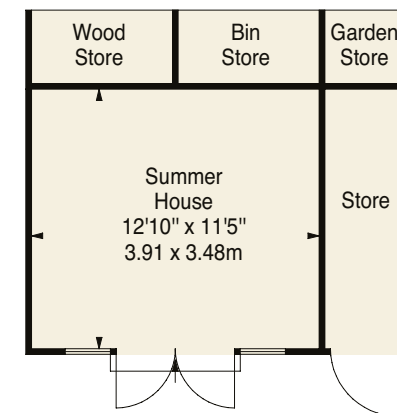
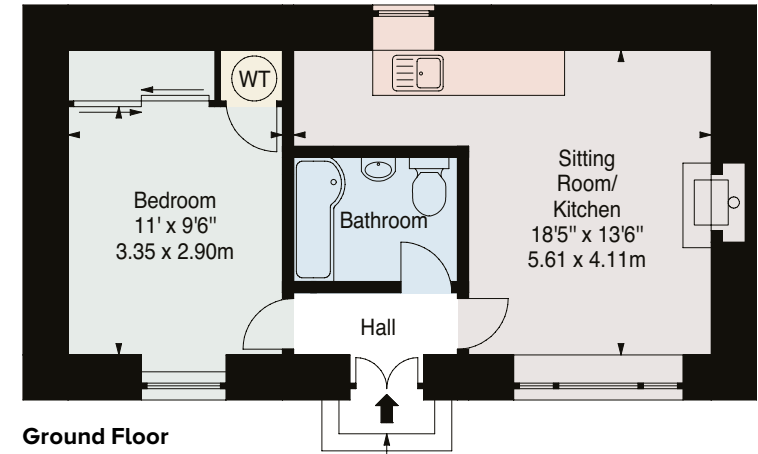
Floor plans

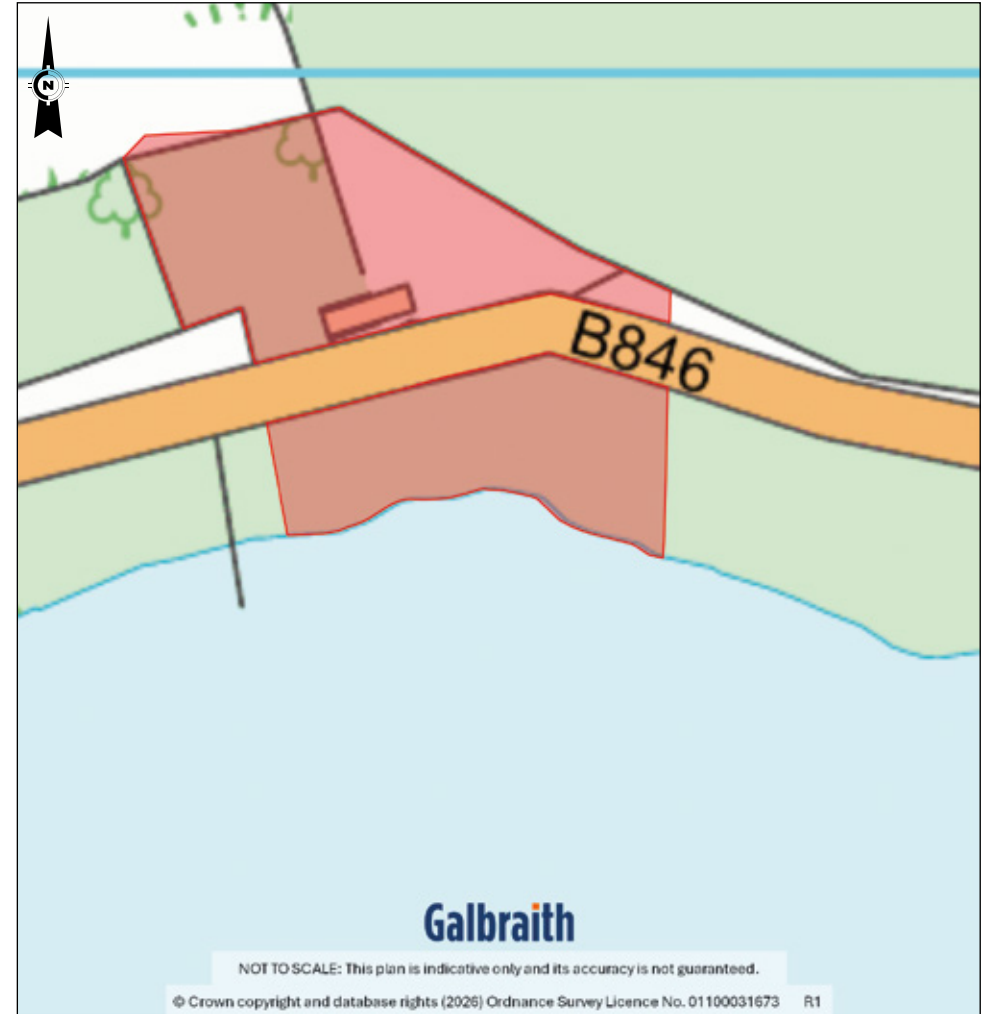
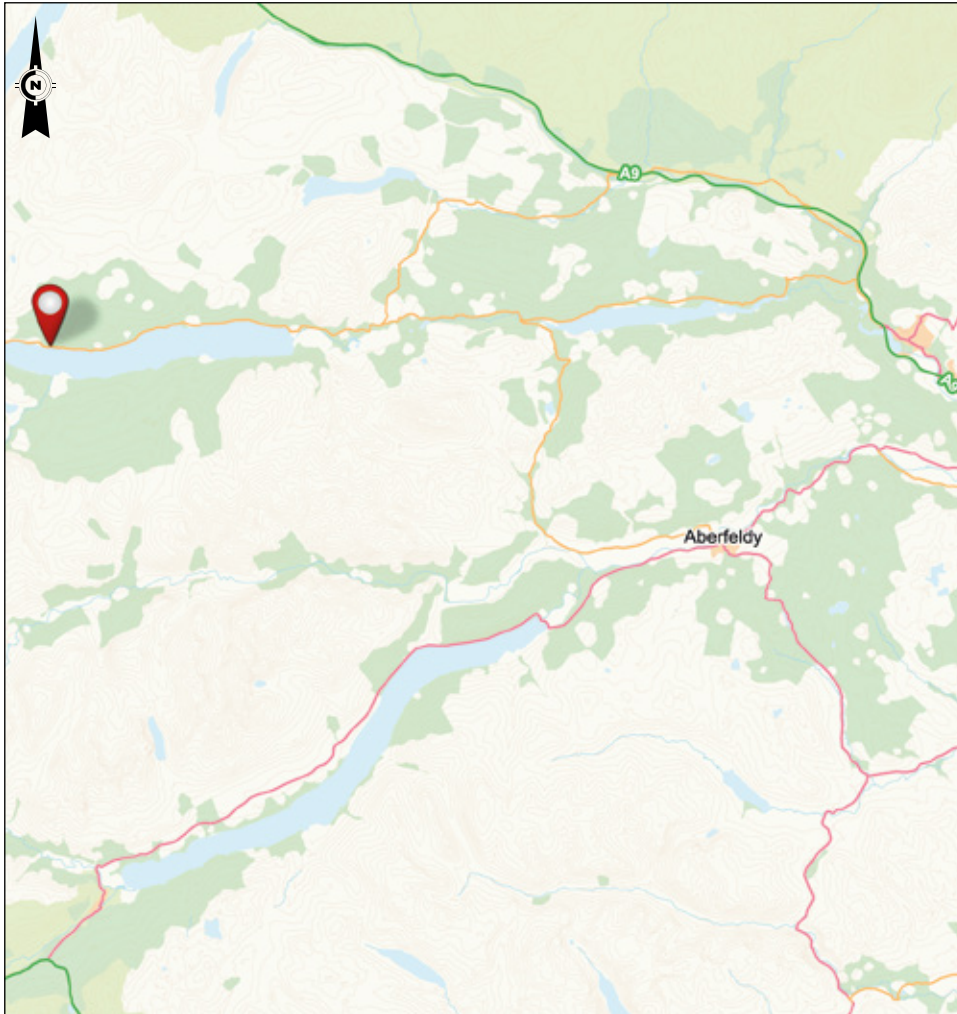
Approx. Gross Internal Area

397 Sq Ft - 36.88 Sq M

Outbuildings: 248 Sq Ft - 23.04 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 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