



Galbraith

CREAG RAINEACH

KELTNEYBURN, ABERFELDY, PERTHSHIRE

CREAG RAINEACH, KELTNEYBURN, ABERFELDY, PERTHSHIRE

A super family home in a beautiful location with great paddock space and stunning views.

Aberfeldy 6 miles ■ Dunkeld 23 miles ■ Perth 35 miles ■ Edinburgh 80 miles

Acreage 11.57 acres (4.68 hectares)

Offers Over £500,000

- 2 reception rooms. 3/4 bedrooms
- Generous living space
- Light filled, spacious bedrooms
- Lovely well maintained garden with summerhouse
- Paddocks which are ideal for multiple uses
- Pretty outbuilding with potential for renovation

Galbraith

Lynedoch House, Barossa Place
Perth PH1 5EP
01738 451111
perth@galbraithgroup.com

 OnTheMarket



SITUATION

Creag Raineach sits in a superb position overlooking the River Lyon just outside the pretty hamlet of Keltneyburn to the west of Aberfeldy in highland Perthshire. In an area renowned for its natural beauty, with lochs, forests and hills, Creag Raineach enjoys an ideal position to make the most of these stunning natural features. Aberfeldy, Scotland's first Fairtrade town, lies only 10 minutes drive away and provides a range of excellent amenities with a selection of local and national retailers as well as a bank, supermarket, doctors, dentists, veterinary practice and the well regarded Breadalbane Academy.

The local area is a super location for outdoor pursuits with Loch Tay close by for water sports, a myriad of local walking and cycling trails and a diverse range of local golf courses including courses at Aberfeldy, Taymouth Castle, Pitlochry, Blair Atholl and Strathtay. There are three Munros in close proximity, Meall na Aighean, Carn Mairg and Schiehallion. Perthshire is also well known for fishing with many prestigious fish beats in the local area including Pitcastle, Grandtully and Findynate. Tay Forest Park and The Birks of Aberfeldy are also close by with their beautiful ancient trees and stunning walks.

The local transport links are excellent, the train stations at Pitlochry and Birnam provide regular services to Perth, Edinburgh, Glasgow and Inverness and a nightly sleeper train to London.

DESCRIPTION

Creag Raineach offers super lateral living which is spacious and offers great flexibility throughout. The generous living room makes the most of the superb views and benefits from a lovely fireplace. The kitchen at the rear of the property has a useful utility room and looks up the hill where Red Deer and other native wildlife can be watched. The dining room adjacent to the kitchen offers superb flexibility as a study or as a fourth bedroom.

Creag Raineach has a master bedroom with an en-suite shower room and then two further bedrooms, one single and one double, all of which benefit from integrated wardrobe and ample light, and a family bathroom.



ACCOMMODATION

Living Room, Kitchen Dining Room/Study/Bedroom, Utility Room, Vestibule, Master Bedroom with En-suite, Double Bedroom, Single Bedroom, Family Bathroom

GARDEN (AND GROUNDS)

Creag Raineach sits within a well maintained garden which wraps around the house. To the rear is a patio barbeque area and a summerhouse which makes the most of the stunning views facing down the valley.





The front of the house has a generous gravel parking area with room for multiple large cars and there is a single garage/workshop attached to the house which does offer the potential of extension of the existing accommodation, subject to the necessary permissions. The rest of the garden is laid to lawn with mature shrubs and trees and is landscaped to make the most of the stunning views.

Further to the garden grounds, Creag Raineach has three paddocks extending to approximately 11.57 acres, two of which are

grass and one is rougher hill ground. The paddocks are all well fenced and ideal for multiple uses including livestock, horses or for extended gardens or biodiversity. The property also has a lovely traditional stone outbuilding which, while in need of attention, offers the potential of renovation subject to the necessary permissions.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Private
Electricity	Mains
Drainage	Private
Tenure	Freehold
Heating	Oil
Council Tax	Band E
EPC	Band E

DIRECTIONS

From Aberfeldy take the B846 through Weem and past Dull. After approximately 5 miles take the left turn signposted Fortingall and Fearnan. After approximately half a mile, the driveway will be on your right.

POST CODE
PH15 2LQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///hobble.whizzing.type

SOLICITORS

Thorntons Solicitors
Whitefriars Industrial
7 Whitefriars Crescent
Perth
PH2 OPA
T: 01738 443456

LOCAL AUTHORITY

Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD
Tel: 01738 475000

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.

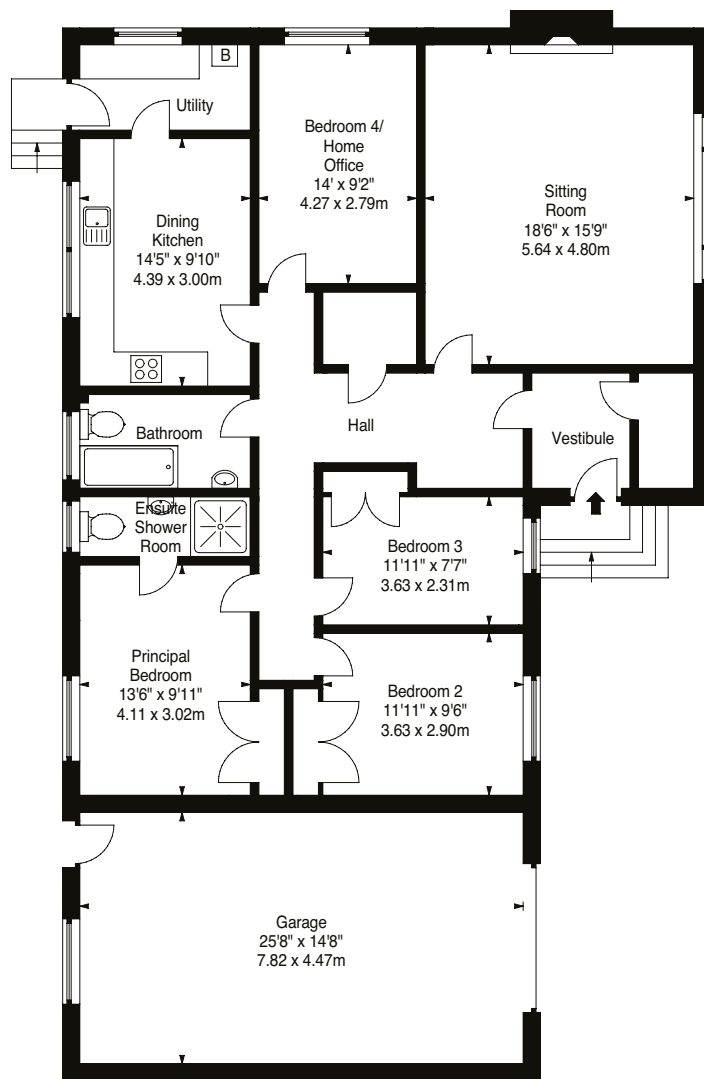
Failure to provide required identification may result in an offer not being considered.



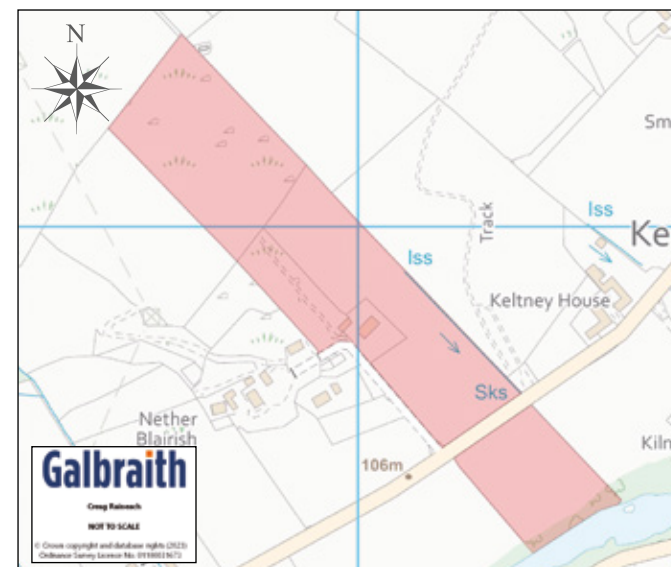
**Creag Raineach,
Keltneyburn,
Aberfeldy,
Perth and Kinross, PH15 2LQ**



Approx. Gross Internal Area
1822 Sq Ft - 169.26 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2023



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. Photographs taken in April 2023.

