



Brae House

9 Orchard Brae | Aberfeldy

Galbraith

A beautifully presented home in the highly 'sought after' town of Aberfeldy, with breathtaking views and well appointed accommodation.



Pitlochry 14 miles | Perth 31 miles | Glasgow 71 miles | Edinburgh 75 miles
(All distances are approximate)

3 reception rooms. 4 bedrooms

Beautiful contemporary home with well proportioned and flexible rooms

Private location on the edge of Aberfeldy with views over the River Tay

Conveniently located for all local facilities

Superb highland location within easy reach of Pitlochry, Dunkeld and Perth

Currently operating as a successful Bed and Breakfast

Offers Over £450,000

SITUATION

Brae House is situated in a super location on the edge of the popular and highly sought after town of Aberfeldy. Aberfeldy 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. The House of Bruar, about 25 miles north, is one of Scotland's most popular destinations which attracts visitors from all over the country. It stands out for its premium country style and craftsmanship with elegant clothing halls, gift shop and its exceptional food hall. In addition, The Scottish Crannog Centre is located on the banks of Loch Tay near Kenmore, about 6 miles west, offering a guided tour of an Iron Age dwelling, with history exhibitions, crafts and music demonstrations.

The Fair City of 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.

Perthshire offers a wealth of recreational activities and is often referred to as the Gateway to the Highlands. The Birks of Aberfeldy, a breathtaking woodland gorge, sits right on Aberfeldy's doorstep and is an exceptional location for watching wildlife and nature within this area of natural beauty. Walking, cycling and climbing can all be enjoyed nearby at the Cairngorms National Park, as well as snow sports at Glenshee mountain range which can be reached in approximately an hour by car. For the golfer, there are various golf courses close by at Aberfeldy, Pitlochry and Dunkeld and traditional sports such as stalking and fishing can be enjoyed nearby. This area is famous for its salmon and trout fishing on the River Tay.

DESCRIPTION

Brae House is an attractive home set over two floors with flexible living throughout and panoramic views over the surrounding countryside and hills beyond. The house has been finished to a high standard and very well maintained with quality fixtures and finishings throughout. The entrance hall opens into an elegant dining room, offering an exceptional setting for entertaining. The space is enhanced by french doors that lead directly onto the terrace, showcasing impressive views of the surrounding countryside. The adjacent kitchen is well designed with ample storage space and a lovely big window to make the most of the views. The sitting room is generous and comfortable with a wood burning stove, french doors leading out onto the terrace and is a delightful space for family life. The ground floor also has a generous double bedroom with an en suite which provides the opportunity of lateral living and also allows for multi-generational families.



The first floor has a delightful mezzanine with a lovely large window to make the most of the views over to Glen Lyon. There are also three double bedrooms, one with an en suite, and another with a Jack and Jill bathroom leading to the first floor landing and all with integrated wardrobes.

As well as being a much loved family home, Brae House has also been used as a very successful Bed and Breakfast. Visitors enjoy the convenient location, comfortable and generously proportioned accommodation and the access to the fantastic local facilities. Further details are available from the selling agents.

ACCOMMODATION

Ground Floor: Entrance Vestibule, Hall/Dining Room, Sitting Room, Kitchen, Double Bedroom with En suite, WC/Utility

First Floor: Mezzanine, Double Bedroom with En suite, Double Bedroom with Jack and Jill to Family Bathroom, Double Bedroom, Family Bathroom.

GARDEN

The garden at Brae House wraps around the property and is carefully designed to be easy to maintain while still providing ample space in which to relax and enjoy the setting. A decked area to the front of the house is complimented by a patio area ideal for barbeques as well as a landscaped border area and the chicken run area. There are two garden sheds behind the single garage which is joined to the house itself with an internal access door. The driveway is lined with lovely mature trees and has a tarmac marking area with room for multiple cars. The property also benefits from an electric car charging port.

NEIGHBOURING DEVELOPMENT

Planning permission has been granted for a development of dwelling houses in the field immediately to the west of Brae House, Aberfeldy. The planning reference number is 22/01836/FLL with details available via the Perth and Kinross Council website. We understand an amendment to this planning permission is shortly to be submitted to the local planning office by the developer for the proposed development to be 15 units.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas	Band G	C	FTTC	YES



DIRECTIONS

Take the Kenmore Road through Aberfeldy, over the mini roundabout (passing Alma Avenue on your left and Taybridge Drive on your right). Take the second turning on your left into Orchard Brae and The Beeches. As you turn off the main road you will see a single track driveway going straight ahead between the roads going left and right. You will then see the sign for Brae House.

POST CODE

PH15 2BF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///built.footballers.nervy

SOLICITORS

J & H Mitchell, 51 Atholl Rd, Pitlochry, Perthshire, PH16 5BU. T: 01796 472606

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

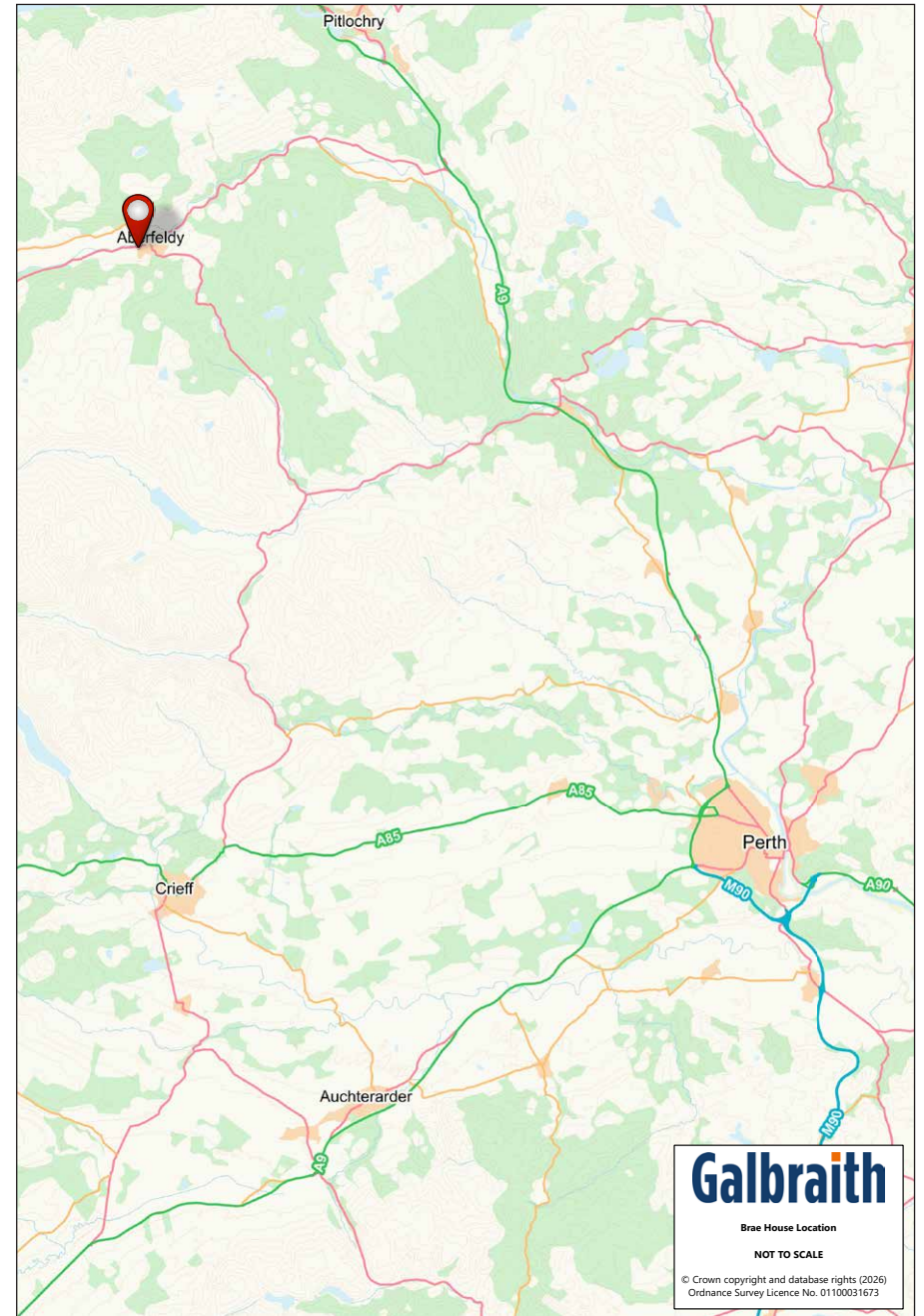
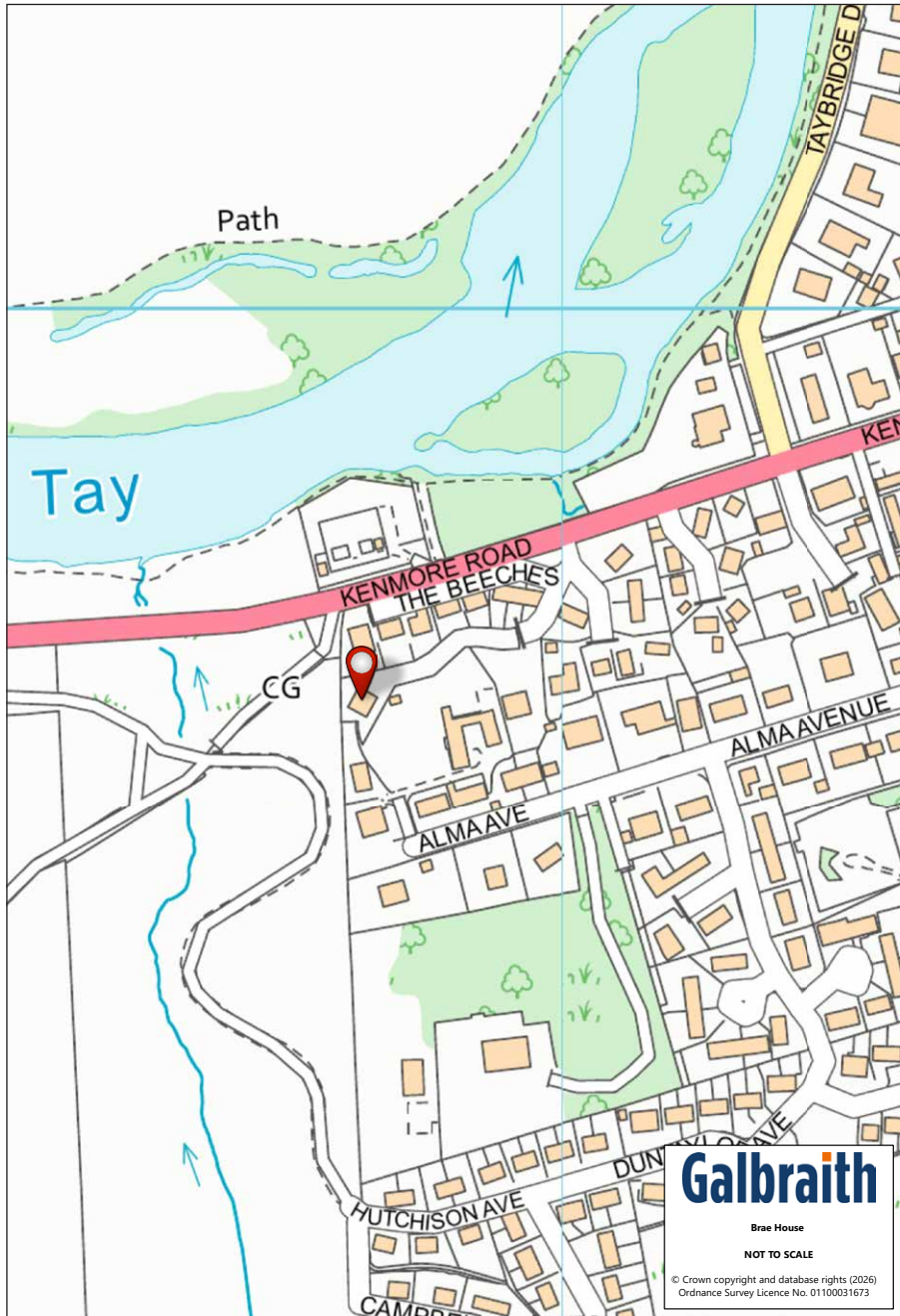
Failure to provide required identification may result in an offer not being considered.

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.





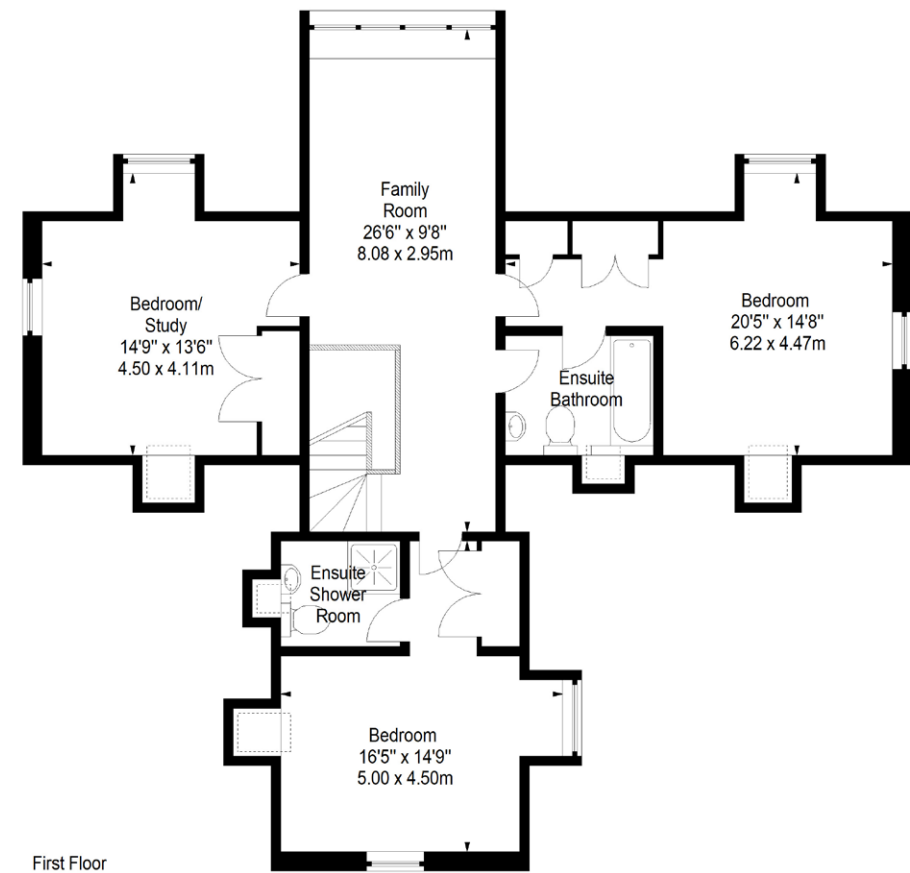
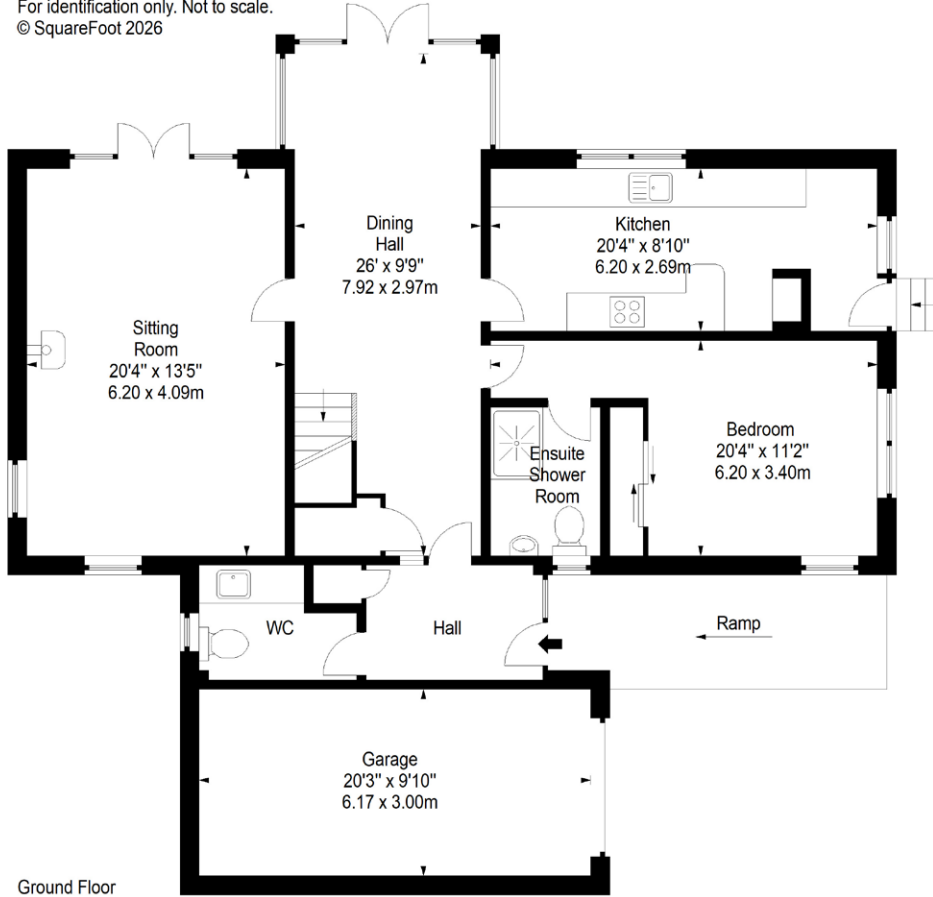


Brae House,
Orchard Brae,
Aberfeldy,
Perth and Kinross, PH15 2BF



Approx. Gross Internal Area
2035 Sq Ft - 189.05 Sq M
Garage

Approx. Gross Internal Area
204 Sq Ft - 18.95 Sq M
For identification only. Not to scale.
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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 January 2026.





Lynedoch House | Barossa Place | Perth | PH1 5EP
T: 01738 451111 | E: perth@galbraithgroup.com

galbraithgroup.com

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