Balinauld

Spittal of Glenshee, Blairgowrie, PH10 7QE

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Introduction

Located in the heart of Spittal of Glenshee within the Cairngorms National Park, and in grounds around half an acre, Balinauld is a detached Norwegian log cabin sitting alongside a further three similar cabins. It is especially designed to blend harmoniously into its natural surroundings, enhanced by its distinctive grass-covered roof. The far-reaching views stretch across the surrounding hills and countryside.

The cabin is beautifully presented and offers a unique alpine-style charm, making it equally suited as a principal residence or a second home with potential for holiday letting.



The main entrance opens into a spacious utility/boot room with a side-facing window providing natural light. Practical and well-equipped, it is fitted with a tiled floor, a range of base and wall units, a sink, plumbing for a washing machine, and space for a tumble dryer and additional appliances.

At the heart of the home is the impressive open-plan kitchen, dining and living area. Bright and generously proportioned, this welcoming space is perfectly suited to modern family living and entertaining.

The kitchen is fitted with a range of white timber-fronted base, wall and display units, and the integrated appliances include an electric oven, hob, extractor hood and dishwasher. Sliding patio doors open directly onto the garden, filling the dining area with natural light and creating an excellent connection between indoor and outdoor living.









The living area has windows on two elevations, enjoying far-reaching views across the surrounding countryside and hills, and a log-burning stove provides a cosy focal point.

The principal bedroom has an en-suite shower room comprising a shower, WC and wash hand basin, together with a window for natural light. There are three further double bedrooms, with bedroom four accessed from the living area, making it an ideal home office or studio. Double doors open directly onto the garden.

Outside, the grounds extend to approximately half an acre, offering a combination of lawned areas and mature trees that create a private and attractive setting. A generous paved patio provides the perfect space for outdoor dining, entertaining and relaxing while enjoying the surrounding countryside. Additionally, there are timber storage sheds and a gravelled driveway with ample parking for several vehicles.

There is a right of access over a private track in the ownership of Dalmunzie Estate.

























Location

Situated in the heart of Spittal of Glenshee, Balinauld enjoys an exceptional setting on the southern fringe of the Cairngorms National Park. Renowned for its natural beauty, the area is a paradise for outdoor enthusiasts, with opportunities for hillwalking, fishing, shooting and golf. Nearby courses include Dalmunzie and Braemar, while Blairgowrie, Gleneagles and the world-famous links at St Andrews are all within easy reach. Glenshee Ski Centre lies just 5 miles away.

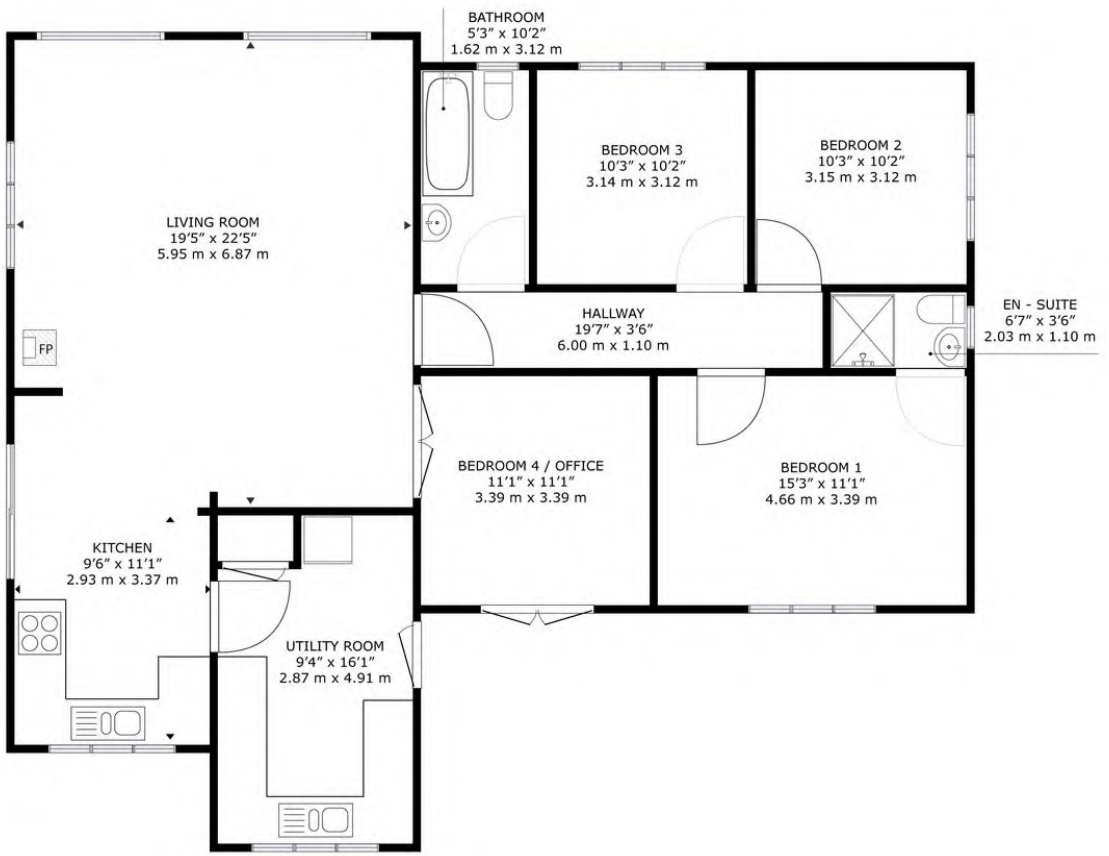
To the north, the historic village of Braemar, approximately 15 miles distant, is celebrated for its annual Highland Gathering, attended by members of the Royal Family since Queen Victoria's first visit in 1848. To the south, Bridge of Cally offers a village shop, post office, hotel and village hall. Primary schooling is available in nearby Kirkmichael, with secondary education in Blairgowrie. Independent schools in Perthshire include Craigclowan, Ardvreck, Glenalmond and Strathallan. Blairgowrie provides an excellent range of amenities, including supermarkets, independent retailers, hotels, restaurants, leisure facilities, medical practices and a cottage hospital. Perth offers a wider range of shopping, cultural and recreational opportunities, while nearby Scone is home to a racecourse and polo ground.

The area has excellent transport connections. Perth is readily accessible via Blairgowrie, while the A93 provides a scenic route north to Braemar and Deeside. Rail services are available from Pitlochry, Perth and Dundee. Dundee Airport offers flights to London Heathrow, while Edinburgh Airport provides extensive domestic and international connections.



Plans

1,352 sq ft (125.6 sqm)



Balinauld, Spittal of Glenshee, Blairgowrie PH10 7QE

GROSS INTERNAL AREA
TOTAL: 1352 sq.ft, 125.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

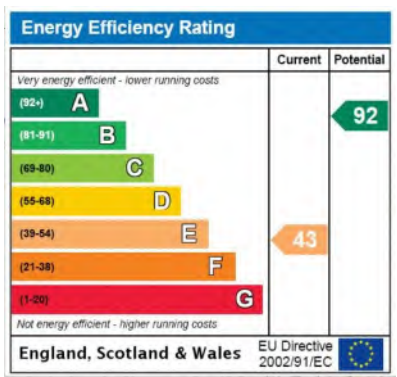
Local Authority
Perth & Kinross Council

Council Tax
Band = F

Tenure
Freehold

EPC
EPC Rating = E

Balinauld



Services & Additional Information

Directions:
Travel through Blairgowrie and turn a left onto the A93, following signs for Braemar. Continue along this route until you reach the village of Bridge of Cally. Cross the bridge and bear right to stay on the road towards Braemar. After approximately 12.8 miles, just before crossing the bridge over the Shee Water, take the track to the left signposted for Glenbeag Mountain Lodges and Balinauld, immediately before the entrance to the Dalmunzie Estate. Continue on the track following signs to Balinauld.

For viewers using the 'what3words' app, the entrance to the track is at ///ruin.october.surpasses

Services:
Balinauld is connected to mains electricity, drainage is to a septic and it has a private water supply sourced from the hillside.

Spittal of Glenshee, Blairgowrie, PH10 7QE

Offers Over £300,000



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