

ROSE COTTAGE

Ballinluig, Pitlochry

BIDWELLS

ROSE COTTAGE

Ballinluig • Pitlochry • Perthshire • PH9 0LG

Sought-after detached, traditional stone built cottage

Pitlochry 5 miles, Perth 23 miles, Edinburgh Airport 62 miles, Glasgow Airport 90 miles (all distances are approximate)

- Large garden grounds and useful outbuildings
- Three bedrooms
- Excellent opportunity for buyers seeking a property with renovation potential
- Well-connected location in Ballinluig, near Pitlochry

Offers Over £170,000









LOCATION

Rose Cottage enjoys a convenient position within the popular Perthshire village of Ballinluig, situated approximately five miles south of Pitlochry. Well placed for access to the A9, the village offers excellent transport links north towards Inverness and south towards Perth, while providing an ideal base from which to enjoy the many outdoor and recreational pursuits for which Highland Perthshire is renowned.

Ballinluig is a small and attractive Perthshire village at the gateway to Highland Perthshire, offering a rural village setting with excellent road connections via the A9. The village benefits from local services, including a fuel station, café and convenience store, while the nearby town of Pitlochry provides a comprehensive range of amenities and services.

Residents have access to primary education at nearby Logierait Primary School, with secondary schooling available at Pitlochry High School and Breadalbane Academy. Healthcare needs are served by The Atholl Medical Centre in Pitlochry, alongside local pharmacies and community health services.

Pitlochry also offers a supermarket, independent shops, restaurants, cafés, leisure facilities, a railway station and a wide range of recreational opportunities, making Rose Cottage an ideal property for those seeking a balance between rural living and convenient access to everyday amenities.

In summary, Ballinluig combines the comfort of a village environment with excellent connectivity and easy access to education, healthcare, shopping and leisure facilities, making it a desirable location for a variety of purchasers.

DESCRIPTION

Rose Cottage is a charming detached traditional stone-built cottage occupying a generous plot within the Perthshire village of Ballinluig. Offering accommodation over two floors, the property comprises three bedrooms and a family bathroom on the first floor, together with a kitchen and separate pantry, a comfortable living room with fireplace, and a dining room on the ground floor.

Occupying a generous plot, the cottage benefits from extensive mature garden grounds surrounding the property, providing excellent outdoor space with scope for landscaping and further enhancement. To the front, there is off-street parking together with a range of useful outbuildings, adding to the property's versatility and appeal.

Although the cottage would benefit from a programme of refurbishment and modernisation, it retains much of its original character and charm. With established mains services and predominantly double-glazed windows already in place, Rose Cottage presents an excellent opportunity for purchasers seeking a renovation project with the potential to create a bespoke home in a convenient Perthshire location with excellent access to the A9 and the wider Highland Perthshire area.

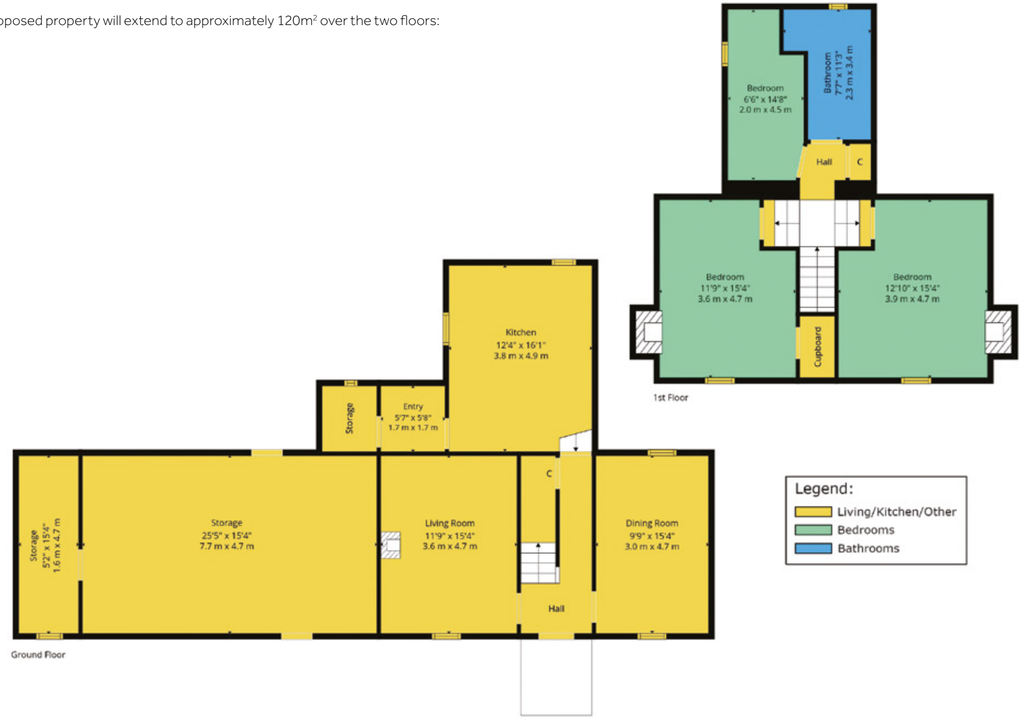






ACCOMMODATION

The proposed property will extend to approximately 120m² over the two floors:







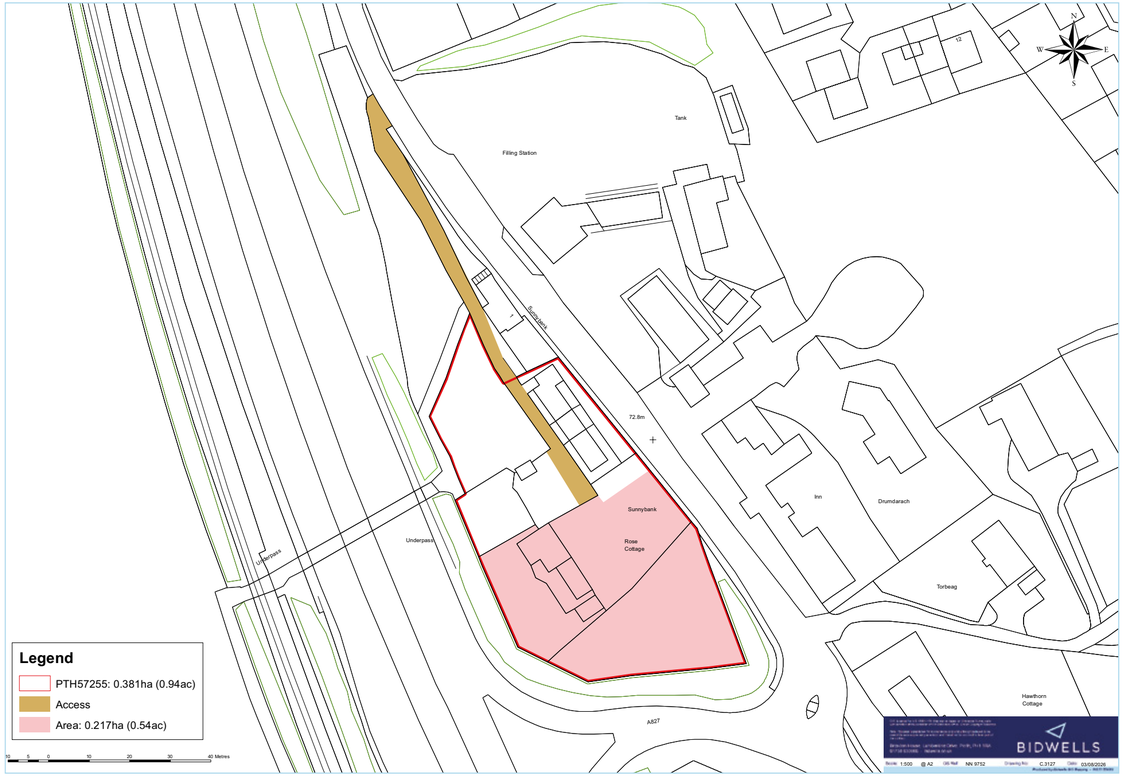









House
Killiecrankie
A924
Moulin
PITLOCHRY
Distilleries
Milton of Edradour
Dunfallandy Stone
Dunfallandy
Croftinloan
Milton of Dalcapon
Strathtay
Ballechin
A9
A827
Rob Roy Way
Edradynate
Grandtully
Little Ballinluig
St Mary's Church
Balnaguard
Balnaguard Burn
Balmacneil
Logierait
Ballinluig
Tulliemet
Kindallachan
ABERFELDY
Kincraigie
Guay
Dowally
Bishopric
B898
Dalguise
Dalmarnock
CRAIGVINEAN FOREST
A826
Falls of Moness
Grandtully Hill
Loch Scoly
Loch Skiach
Loch Kennard
Loch na Craige
Loch Faskally
Cammoch Hill
Loch Dercullich
Loch Broom
Creag Dhubh
Meall Reamhar
Creag nam Mial
Ballintuim
Blackcraig Castle
Blackcraig Hill
Forest of Clunie
Loch Ordie
Loch Benachally
Benachally
Riemore Lodge
Deuchary Hill
Riechip
Butterstone
Rotmell
Cardney
Kirkmichael
Cateran Trail
S T R A T H A
Metres
2,000 3,000 4,000 5,000 6,000 7,000 8,000
Scale: 1:100,000 @ A4
OS Ref: NN 9752
Drawing No: A 61,002L
Date: 03/08/2026
BIDWELLS
Bidwells House, Lamberkine Drive, Perth, PH1 1RA
01738 630999 bidwells.co.uk


Legend
PTH57255: 0.381ha (0.94ac)
Access
Area: 0.217ha (0.54ac)
Filling Station
Tank
Sunnybank
Rose Cottage
72.8m
Inn
Drumdarach
Torbeag
Hawthorn Cottage
Underpass
A827
Scale: 1:500 @ A2
OS Ref: NN 9752
Drawing No: C.3127
Date: 03/08/2026
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GENERAL INFORMATION

FLOOD RISKS

As far as the seller is aware, the property has not flooded in the last 5 years.

The Scottish Environment Protection Agency website uses indicative flood maps to provide a general overview of land in flood plains and therefore potentially at risk of flooding by river or sea. We note from enquiries made on the website that the Property falls outside an indicative flood plain but there could still be localised effects from surface water in some places.

VIEWING

Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements.

DIRECTIONS

From Perth, follow the A9 north towards Inverness/Pitlochry for approximately 23 miles. Take the Ballinluig exit and follow the signs for Ballinluig village. Continue through the village towards Rose Cottage, PH9 0LG. The access lane leading down to the property is located on the left-hand side.

what3words: ///tickets.greyhound.february

CLOSING DATE

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the property may be sold without prior notice. For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.



HOME REPORT, RATES & SERVICES

ROSE COTTAGE	
***Home Report Value**	£170,000
Energy Efficiency Rating	Band G (20) with potential to achieve Band D (69)
Environmental Impact Rating	Band E (47) with potential to achieve Band C (71)
Council Tax Band	D
Electric	Mains
Water	Mains
Drainage	Mains
Main Heating	None
Supplementary Heating	As above
Parking	Off street
****Broadband**	Fibre to the cabinet
****Mobile Signal**	Indoors and outdoors: All main network providers

**Home Report available on request*

***Please note we have compiled this information by checking the postcode associated with the address on the Ofcom Mobile and Broadband Checker. The level of service you may get is dependent on a number of factors and may differ between providers. We would strongly recommend you check Ofcom Mobile and Broadband Checker (checker.ofcom.org.uk) in addition to contacting your preferred provider direct to ascertain the level of service they can provide for you.*

FINANCIAL GUARANTEE/ANTI-MONEY LAUNDERING REGULATIONS

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

DATE OF ENTRY

To be mutually agreed in writing.

TITLE

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

TENURE

Absolute Ownership Interest (Freehold).

DEPOSIT

A deposit of 10% of the purchase price will become payable to the seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may not have taken entry. If the purchaser fails to make payment within 28 days of the date of entry with all accrued interest, the seller shall be entitled to resile from the missives and resell the subjects of sale without prejudice to his rights and recover damages from the purchaser.

RESTRICTIONS & THIRD PARTY RIGHTS

Third Party Rights: The sellers are not aware of any third-party rights over the property.

WARRANTIES

There are no warranties or guarantees included with this sale.

VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price or the movable items, the purchaser will be responsible for meeting the VAT liability.

APPORTIONMENTS

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

PURCHASER'S OBLIGATIONS

Fencing demarking the boundary of the property is generally to be maintained at the purchaser's expense in perpetuity. New fencing required to demark currently unfenced sections of the new boundary must be stockproof and will be erected and thereafter maintained at the purchaser's expense in perpetuity.

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD

T: 01738 475000

SELLING AGENT

Bidwells, Broxden House, Lamberkine Drive, Perth, PH1 1RA

T: 01738 630666
E: scotlandagency@bidwells.co.uk

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