

RESIDENTIAL PLOT

BALNAGUARD, PITLOCHRY, PH9 0PY



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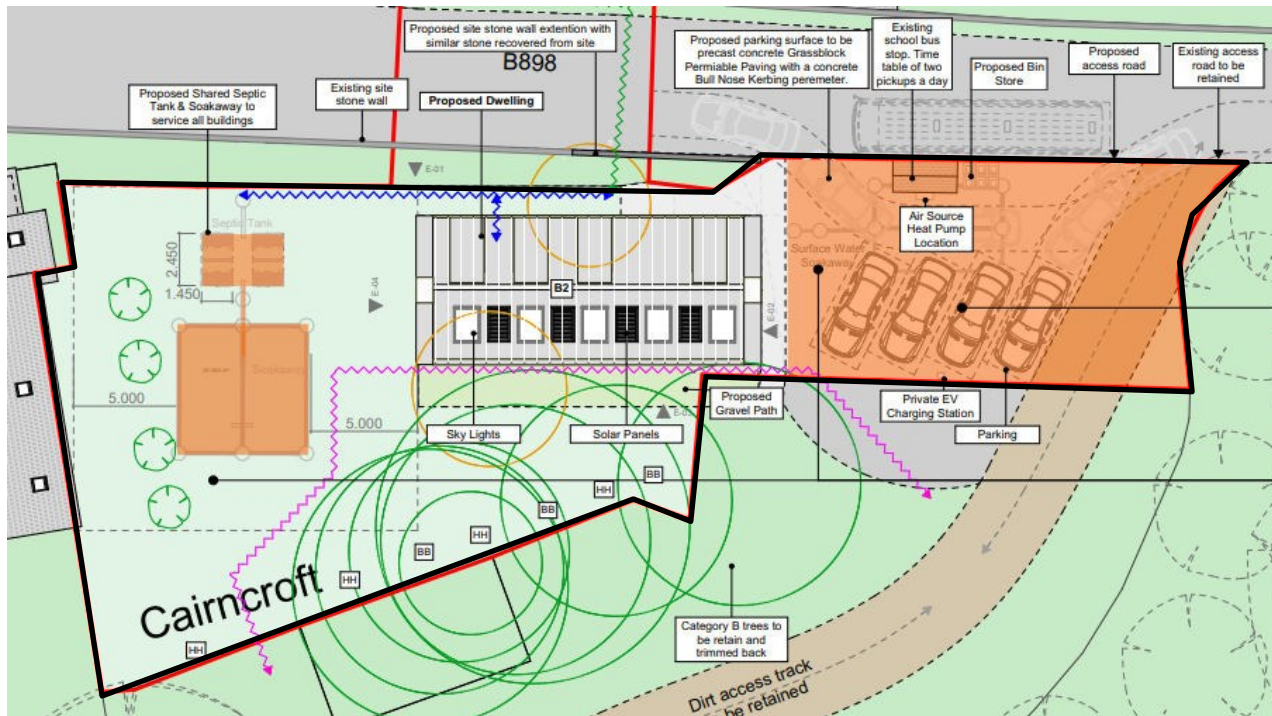
Irving Geddes are delighted to offer for sale the rarely available residential plot with full planning permission, situated in the pretty hamlet of Balnaguard in Highland Perthshire. Some 2 miles away is Grandtully, a village equipped with essential day to day facilities such as a village shop, primary school, hotel & pub. The village of Logierait is approx. 10 minutes drive and provides a further shop as well as motor services and links onto the A9. Aberfeldy, a highly sought after town, located approximately 7 miles east, and Pitlochry, 10 miles north, are equipped with a range of amenities & mainline train stations.

A beautifully designed four bedroom (all en-suite) dwelling house is proposed (Planning Ref: 25/00277/FLL), from renowned architectural practice McKenzie Strickland, offering a flexible layout, catering for a variety of living requirements & future proofed to ensure sustainable long-term living. There is a generous south-facing garden with private parking adjacent (shared with a neighbouring cottage)

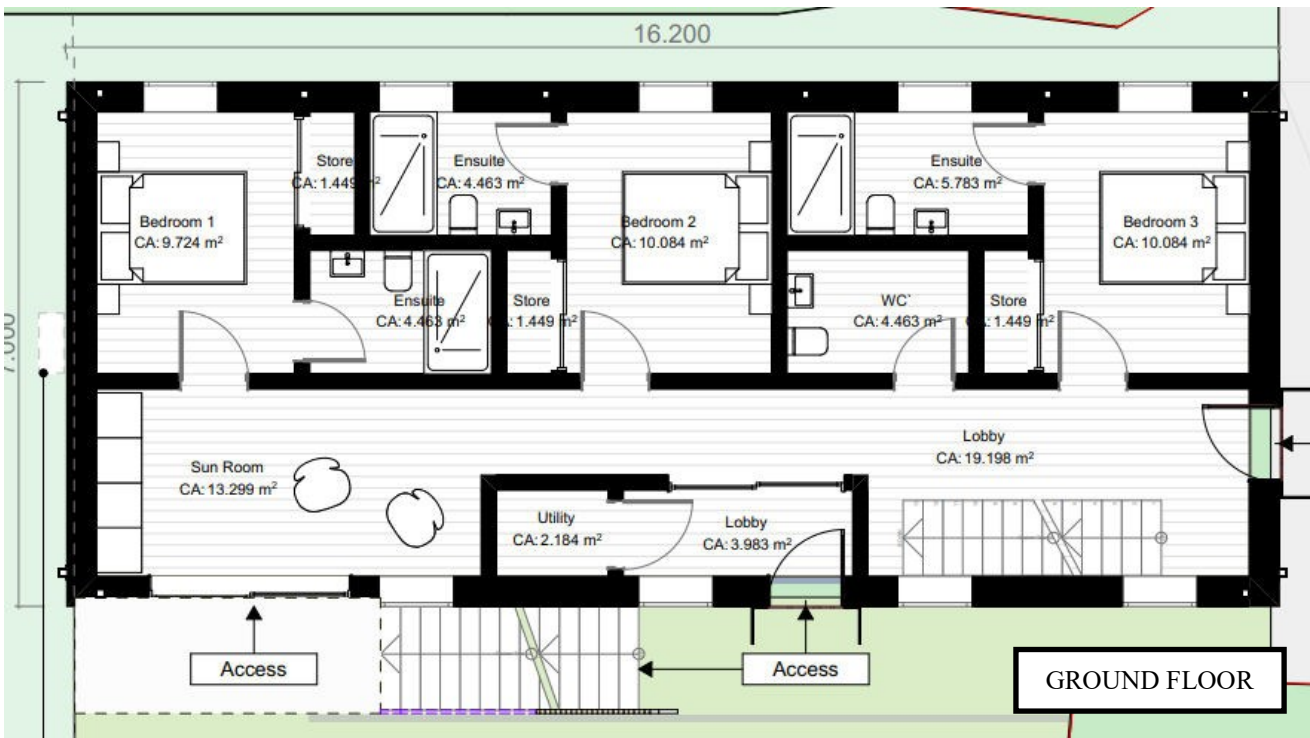
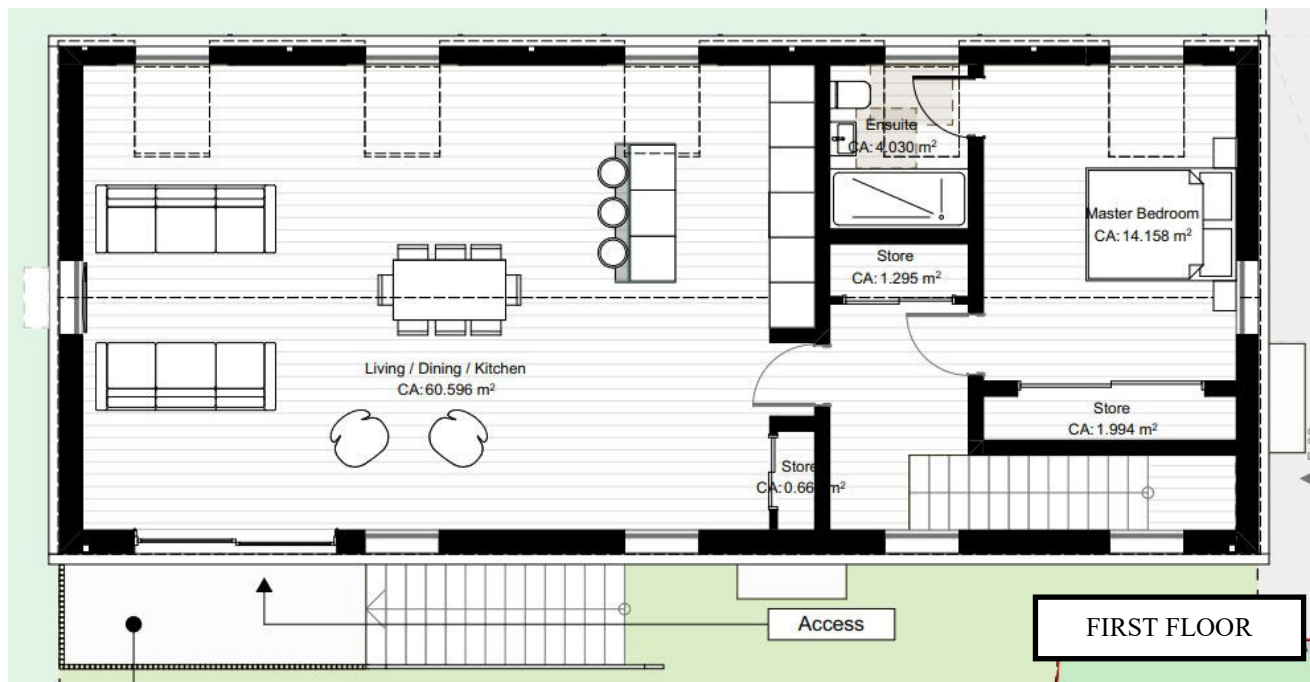
Full details are available from the planning portal:

<https://planningapps.pkc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SSK0HRMKG5S00>

IrvingGeddes
W.S. • Solicitors • Estate Agents







These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.



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