



4 CASTLEBEIGH PARK
PITLOCHRY, PH16 5QH

4 CASTLEBEIGH PARK, PITLOCHRY, PERTHSHIRE PH16 5QH

A substantial and exceptionally spacious five-bedroom duplex apartment forming part of an impressive Victorian villa in the heart of Pitlochry, enjoying panoramic views over the Tummel Valley and within easy walking distance of the town's many amenities.

No.4 occupies the upper two floors of a handsome former hotel which was thoughtfully converted into four apartments in 2006. With its private main door entrance, generous accommodation extending to approximately 3,500 sq ft (325 m²), and a detached double garage with additional parking, No.4 offers a rare opportunity to acquire a home of remarkable scale and character in one of Highland Perthshire's most desirable towns. The property retains many attractive period features, including high ceilings, traditional cornicing, picture rails, working window shutters and deep skirting boards, while benefitting from modern upgrades such as double glazing throughout, zoned gas central heating and contemporary bathrooms.

The private entrance is accessed via the original main doorway, complete with feature bell push, to a grand staircase & up to the principal accommodation. The first floor forms the main living space and is centred around a large and welcoming hall, with a superb double-aspect lounge with panoramic bay windows enjoying uninterrupted south-facing views across Pitlochry and the Tummel Valley. A similarly impressive double-aspect dining room also benefits from large bay windows and abundant natural light.

Additional reception space includes a study and a further flexible reception room, currently used as a gym, which opens onto a south-west facing balcony. All reception rooms on this level enjoy high ceilings, traditional architectural detailing and window shutters. The bright and spacious kitchen comfortably accommodates informal dining and is complemented by a separate pantry and utility room, providing extensive storage and practical workspace. Also on this level is a traditional Victorian WC fitted with Fired Earth sanitary ware.



The upper floor provides extensive family accommodation including 4 double bedrooms, one of which benefits from an en-suite shower room, along with a family bathroom and a separate family shower room. A further large room, currently used as an artist's studio, provides excellent flexibility & could easily serve as an additional bedroom or creative workspace. Bathrooms are fully tiled and benefit from Velux windows providing natural light and ventilation.

The property benefits from two garden areas. The south garden has been left largely natural and includes a secluded arbour seating area, while the north garden features a generous cobble-paved patio and a charming enclosed "secret garden" accessed through a mature hedge archway and kids entrance. The space currently includes a play area with slide, swing and playhouse.

A detached double garage, constructed in 2011 in traditional style with stone facing and slate roof, provides excellent storage as well as parking. The garage forecourt allows parking for two further vehicles, with an additional allocated space near the entrance.

Offering a rare combination of space, character & location, with a substantial layout, panoramic views, private entrance, parking, gardens & double garage. An exceptional home ideally suited to a large family, multi-generational living or those seeking flexible accommodation in a prime Highland location.

- Substantial 4/5 bedroom duplex apartment (approx. 3,500 sq ft / 325 m²)
- Forming part of an impressive Victorian villa
- Private main door entrance
- Four reception rooms including lounge, dining room and study
- Panoramic south-facing views over Pitlochry and the Tummel Valley
- Detached double garage with parking for three vehicles
- Two garden areas including patio and secluded garden
- Retains attractive period features
- Double glazing and zoned gas central heating
- Central Pitlochry location within walking distance of amenities

Video Tour <https://my.matterport.com/show/?m=YdmwztzgWg8>

Council Tax Band 'F' **Energy Performance** Rated 'B'.

Viewing Strictly by appointment through Irving Geddes.

Services Mains electric, gas, water and drainage.



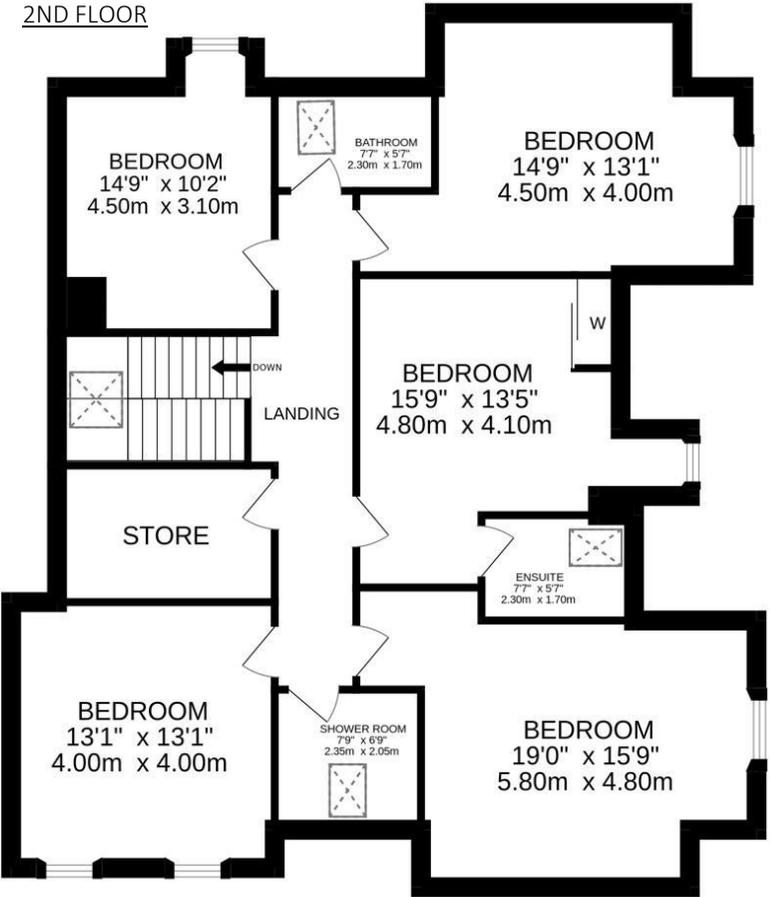
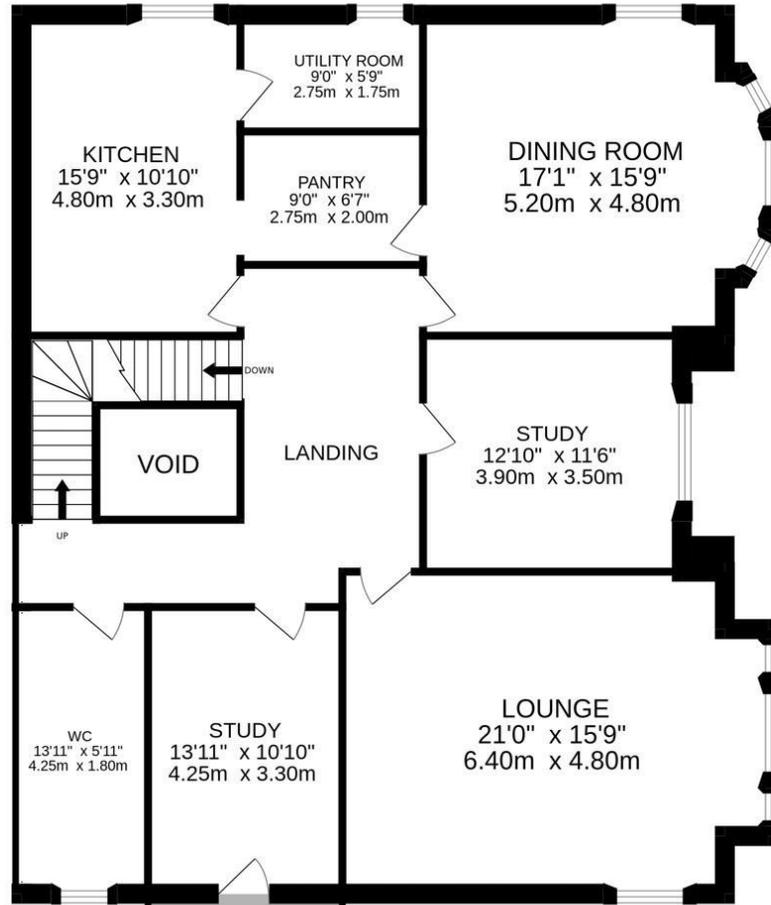
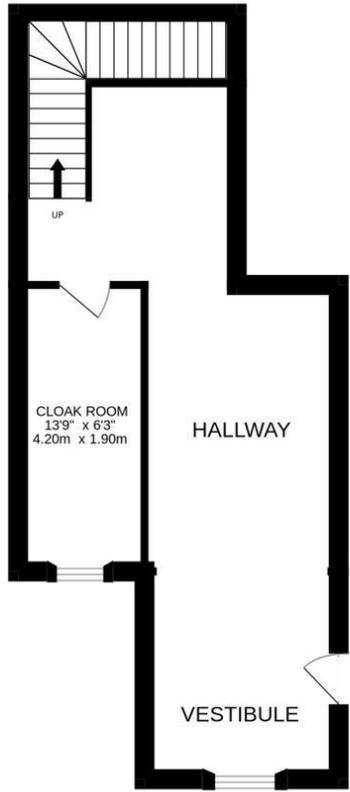








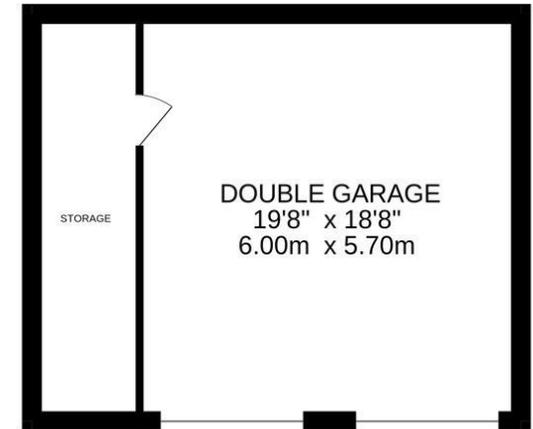




GROUND FLOOR

1ST FLOOR

IrvingGeddes
W.S. • Solicitors • Estate Agents



Pitlochry is one of Highland Perthshire's most attractive & vibrant towns, widely known for its scenic surroundings and strong community atmosphere. No.4 enjoys a central yet peaceful location, with many amenities within easy walking distance. The High School, primary school & nursery are approximately eight minutes' walk, while the High Street, shops, supermarkets, medical centre, community hospital and leisure facilities are around ten minutes away. The town is home to the renowned Pitlochry Festival Theatre, the historic Pitlochry Dam and Fish Ladder, and a wide range of outdoor activities including hillwalking on nearby Ben Vrackie, golf, cycling and fishing. The area is a popular year-round destination for visitors and outdoor enthusiasts alike. Pitlochry railway station, a main stop on the Highland Line, provides direct services to Perth, Inverness, Edinburgh, Glasgow and London, and is approximately a 15-minute walk from the property. Road connections are excellent via the nearby A9, placing Perth around 30 minutes away.

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



Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722