



5 Castlebeigh Park Pitlochry | PH16 5QH

- RECEPTION ROOMS 1
- BEDROOMS 4
- BATHROOMS 3
- BESPOKE LUXURY KITCHEN
- 2 PRIVATE PARKING SPACES
- EXTENSIVE VIEWS



OFFERS OVER
£450,000

5 CASTLEBEIGH PARK

A rare opportunity to acquire a truly exceptional four-bedroom ground floor apartment, enjoying uninterrupted open countryside views and forming part of a beautifully and sympathetically converted Victorian hotel.

This remarkable home seamlessly blends period grandeur with refined modern living, retaining an abundance of original character while showcasing high-quality contemporary finishes throughout.

Extending to approximately 184 sq.m., the accommodation is both generous and elegantly proportioned.

A welcoming entrance vestibule leads to a wide reception hall, setting the tone for the space beyond.

At its heart lies a bespoke Sculleries of Stockbridge dining kitchen, complete with bay window and a comprehensive range of integrated appliances including double oven/grill, induction hob with extractor, dishwasher, concealed larder units and American-style fridge/freezer.

The impressive drawing room enjoys dual-aspect windows and a feature wood-burning stove, creating a warm yet sophisticated living space.

A substantial utility room provides a highly practical, well-proportioned secondary working space that supports the main kitchen and helps keep the home running smoothly.

There are four beautifully appointed double bedrooms, each enjoying far-reaching, open views. Bedroom two further benefits from floor-to-ceiling built-in wardrobes and a stunning outlook towards Ben Vrackie, providing a calm connection to the surrounding landscape.



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The principal bedroom is a beautifully appointed retreat, enjoying large windows on two sides that flood the space with natural light and frame the most wonderful open views. This elegant room is complemented by a luxurious en-suite shower room and a dedicated dressing area, offering both comfort and sophistication in equal measure.



A luxurious bathroom and separate contemporary shower room complete the accommodation.

Externally, the property enjoys two private parking spaces and a private, enclosed south-facing garden with patio area and shed, perfectly positioned to take in the outstanding outlook.



A partially floored attic space provides additional storage.

Steeped in history, yet styled for today, this is the ultimate Victorian garden apartment.



LOCATION

Pitlochry is a popular tourist destination in the heart of Highland Perthshire.

Located just off the A9, it is easily accessible by road and rail with good bus services and direct train services to London and Inverness including the Caledonian Sleeper Service.

The town benefits from a good variety of shops, restaurants and cafes, a medical centre, community hospital, veterinary surgery, town hall, leisure centre and an all-through school from 2-16 years, plus many attractions including Pitlochry Festival Theatre, The Dam Visitor Centre and Salmon Ladder and a good network of walking & cycle routes.





DIRECTIONS

From our office in Pitlochry head up Bonnethill Road, turn right onto Toberargan Road and then left onto Well Brae, follow the road round and turn left again onto Knockard Road, continuing uphill. Turn right into Castlebeigh Park, where you will find the property in front of you.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

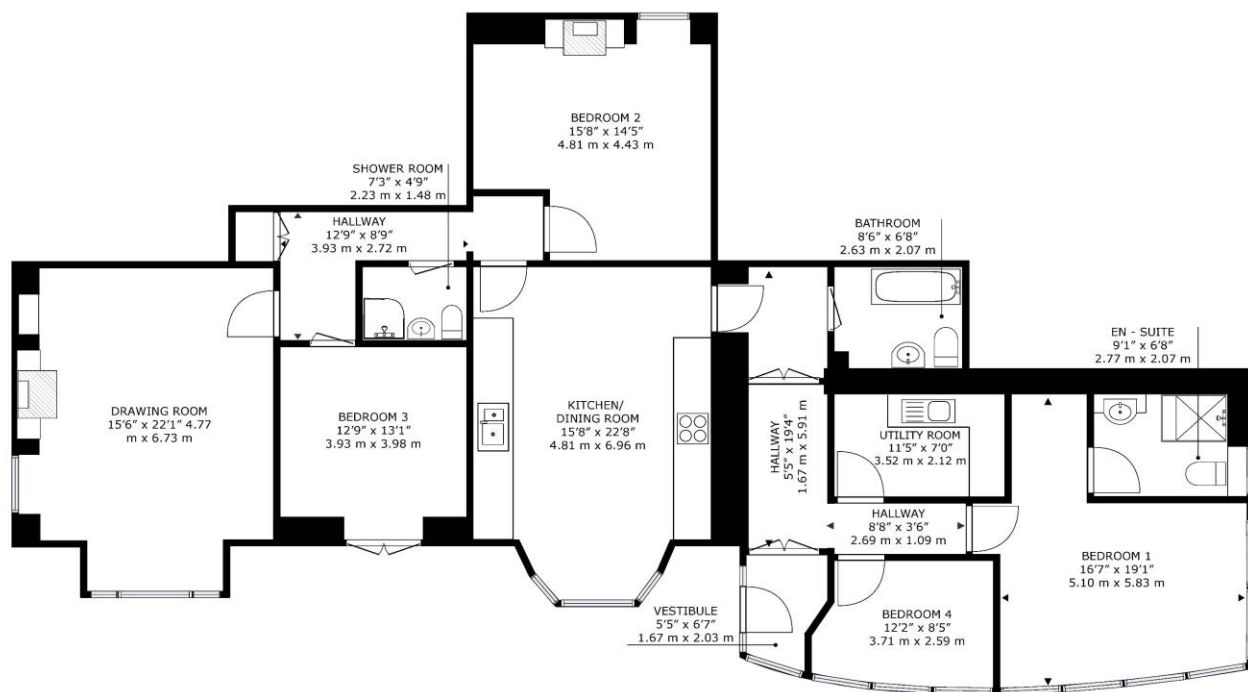
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

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EPC RATING C

COUNCIL TAX BAND E



5 Castlebeigh Park, Pitlochry PH16 5QA

GROSS INTERNAL AREA
TOTAL: 1872 sq.ft, 173.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.