



Kinnaird House and Garden Cottage , Kirkmichael Road, Pitlochry,
Perthshire

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Kinnaird House

Kirkmichael Road

Pitlochry

Perthshire

- Elegant Victorian house and garden cottage with modern upgrades
- Six bedrooms, five bathrooms, with additional self-contained cottage
- Minutes from Pitlochry town centre
- Excellent road and rail connections
- Stunning views over the Tummel Valley

Summary

CCL Property are delighted to offer for sale Kinnaird House, a magnificent Victorian country residence offering the perfect blend of period elegance and modern comfort. Elevated on a hillside just outside the picturesque town of Pitlochry, the property boasts breathtaking south-facing views over the Tummel Valley and towards Ben-y-Vrackie. With six beautifully appointed bedrooms and five stylish bathrooms, Kinnaird House comfortably accommodates up to 12 guests, making it ideal for families, groups of friends, or special occasions. Attached to the rear of the main house, there is an additional cottage which has been previously rented out for self-catering or as owners accommodation. This layout and combination offer a variety of operational options to a potential buyer, including self-catering, bed and breakfast, and exclusive use.

Situation

Kinnaird House enjoys a superb location on Kirkmichael Road, just outside the charming town of Pitlochry in the heart of Scotland. Set amid the stunning scenery of the Tummel Valley, the property offers tranquil hillside surroundings with sweeping views of the local countryside and nearby Ben-y-Vrackie. Transport links are excellent: Pitlochry is conveniently situated on the main A9 trunk road, providing direct road access north to Inverness and south to Perth and Edinburgh. Pitlochry also offers further travel to cities including London via its popular train station. Local bus routes also serve the area, further enhancing accessibility.





The Business

Kinnaird House in Pitlochry operates as a private limited company offering high-quality holiday accommodation in a beautifully restored Victorian country residence, complemented by a self-contained garden cottage. Historically, the main house functioned very successfully as a bed and breakfast, a use that could easily be reinstated while employing the cottage as owner accommodation or an additional letting unit, thereby maximising flexibility and revenue potential. The property's adaptable layout allows for seamless transitions between self-catering, B&B, and private living arrangements, making it well-suited to changing market demands.



Property

Kinnaird House has many original and intricate features to create a welcoming environment for guests. The interior features six well-appointed bedrooms—four doubles, one twin, and one single. The front two are masters and can be configured as twins or super-king beds. Five bathrooms, including one conveniently located on the ground floor, ensure ample facilities for larger groups and easy accessibility.

Guests can relax in the spacious lounge, where a bright bay window seat affords stunning views across the gardens and the scenic Tummel Valley. The elegant dining room, also featuring a bay window, is furnished with an antique oak table and high-backed leather chairs—an ideal setting for celebratory dinners or memorable family gatherings. The fully equipped kitchen is fitted with modern appliances, including a Smeg cooker, double fridge, freezer, dishwasher, and plentiful storage, making it effortless to cater for groups of any size. The house features a staircase with a half landing, highlighted by a decorative stained glass window. The owners have maintained the intricate original cornicing, contributing to the period elegance of the house. The property also has central heating and double glazing throughout. Outside, there is a spacious garden, with outdoor seating area, and a private hot-tub, highly popular with guests.



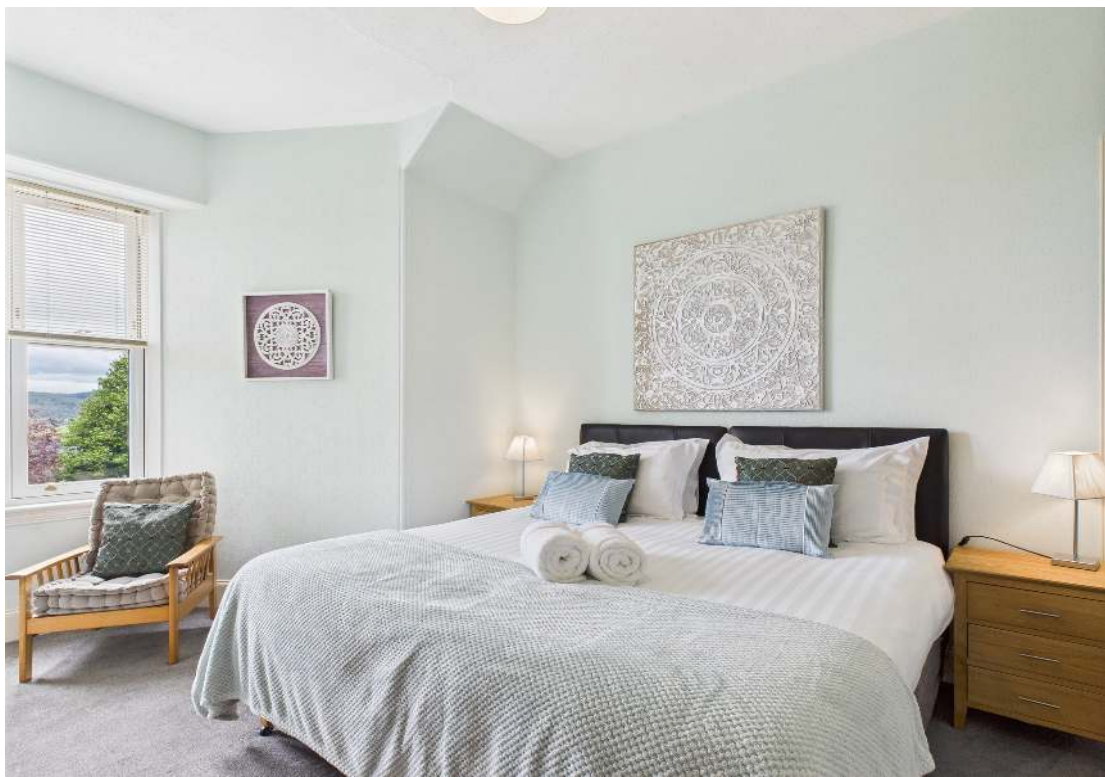
In addition to the main house is Kinnaird Garden Cottage. This delightful self-contained cottage, accessed via the rear courtyard, offers additional flexibility. Featuring a custom-fitted Birkenwood kitchen, a cosy lounge with a wood-burning stove, two bedrooms, and a shower room, it is perfect as a rental property, or supplementary living space. For those seeking a larger home, it can be seamlessly reintegrated into the main house.

External

Situated in Highland Perthshire, just two miles from Pitlochry, Kinnaird House benefits from the area's thriving tourism industry. Pitlochry is renowned as one of Scotland's most popular destinations, with strong demand for accommodation driven by events such as The Enchanted Forest, which attracts tens of thousands of visitors annually and injects millions into the local economy. The wider Perth and Kinross region also boasts over two million annual visits, contributing significantly to the local business landscape. This robust tourism environment ensures that well-managed hospitality businesses like Kinnaird House can achieve notable success by catering to families, groups, and event-goers seeking quality accommodation in a picturesque setting.









Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.