



The Bothy

Spittal Of Glenshee, Blairgowrie, PH10 7QE

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Introduction

Dating back to the early 1900s, The Bothy is a traditional detached cottage, crafted from stone with distinctive crow-stepped gables and a pitched slate roof.

A thoughtfully designed modern extension complements the original structure, blending well in its rural surroundings. The Bothy underwent extensive modernisation in 2016, adding to its comfort while preserving its character.

Set within grounds of approximately 0.2 acres, The Bothy offers a peaceful and private retreat in the heart of Highland Perthshire.



The entrance vestibule has a practical storage cupboard, ideal for housing a fridge/freezer, and leads through to the inner hallway and kitchen. The contemporary kitchen is fitted with cream gloss units, complemented by solid wood block worktops, a stainless steel sink with mixer tap, tiled splashbacks, an integrated dishwasher, and an induction hob with an extractor hood above.

The generous sitting room, formerly a second bedroom, has been transformed into a comfortable living space. It easily accommodates a small dining area, a corner wood-burning stove, and double French doors opening onto a spacious timber deck. A large side window floods the room with natural light. A folding loft ladder provides access to a fully decorated and carpeted attic, complete with windows including a Velux for added daylight. Please note, the attic has restricted headroom.

The modern bathroom includes a WC, wash basin, full-size bath, and a separate shower. A separate utility area has plumbing for an automatic washing machine and houses UV filtration for the private water supply.



The bedroom is bright and well-proportioned, with windows on two sides and generous built-in wardrobes with overhead storage.

High-quality Amtico flooring runs throughout the property, with the exception of the bedroom and attic, which are carpeted. Internal doors are finished in oak.

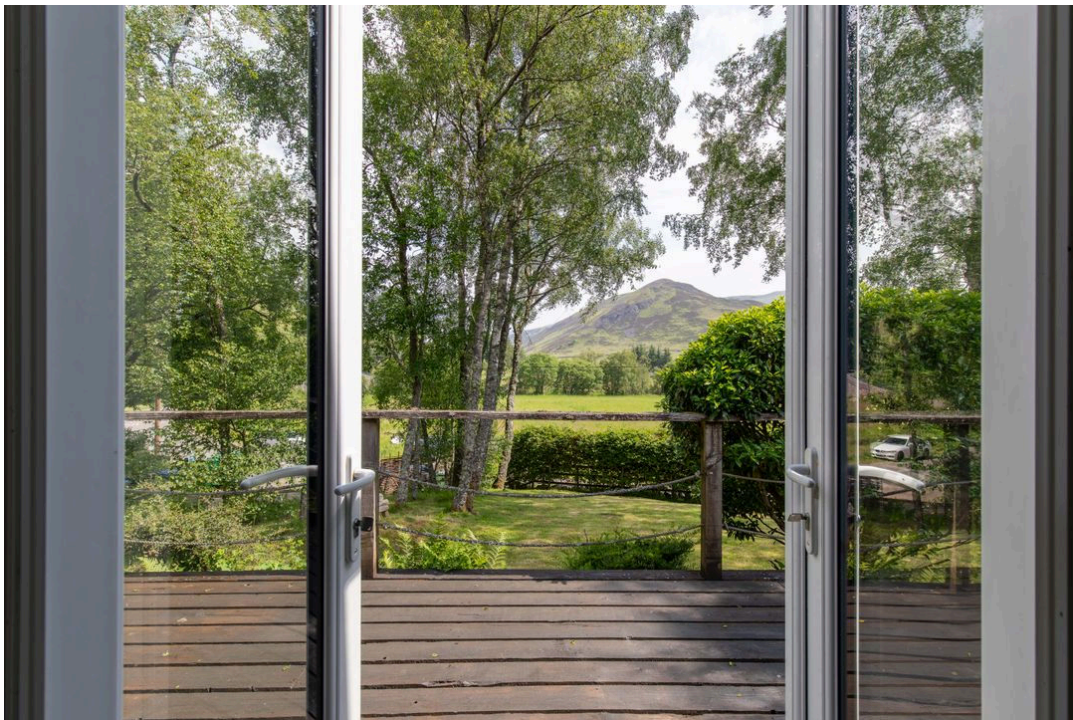
Outside

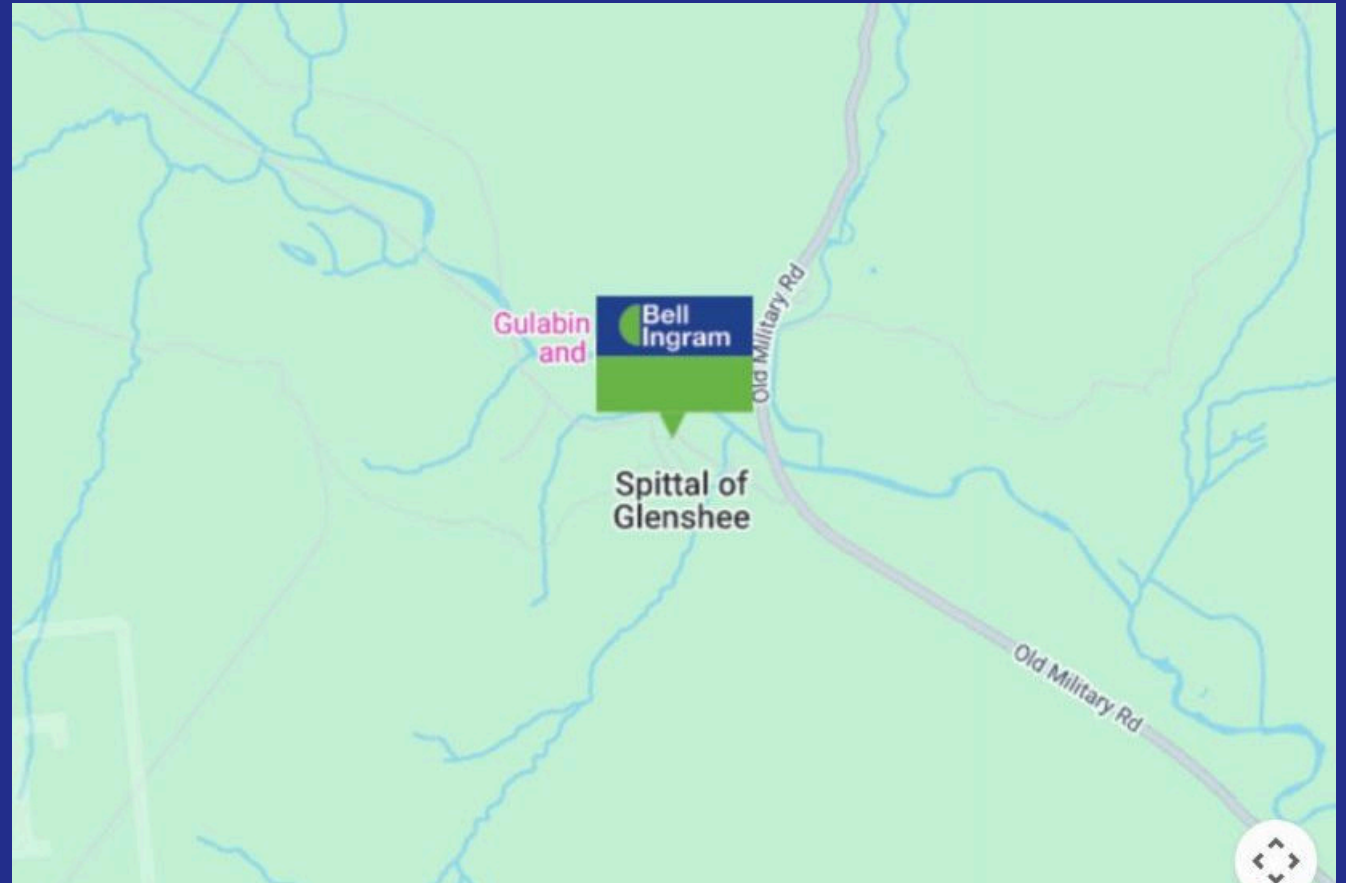
The gardens extend to approximately 0.2 acres, with open views across the rural landscape. A spacious timber deck provides an ideal spot for outdoor seating, connecting to the surrounding garden. The grounds are enclosed by mature beech hedging and dotted with silver birch trees, enhancing the natural beauty and privacy of the space.

Two timber sheds provide practical storage for garden tools, outdoor gear, and ski equipment. A chipped driveway has ample parking for several vehicles.



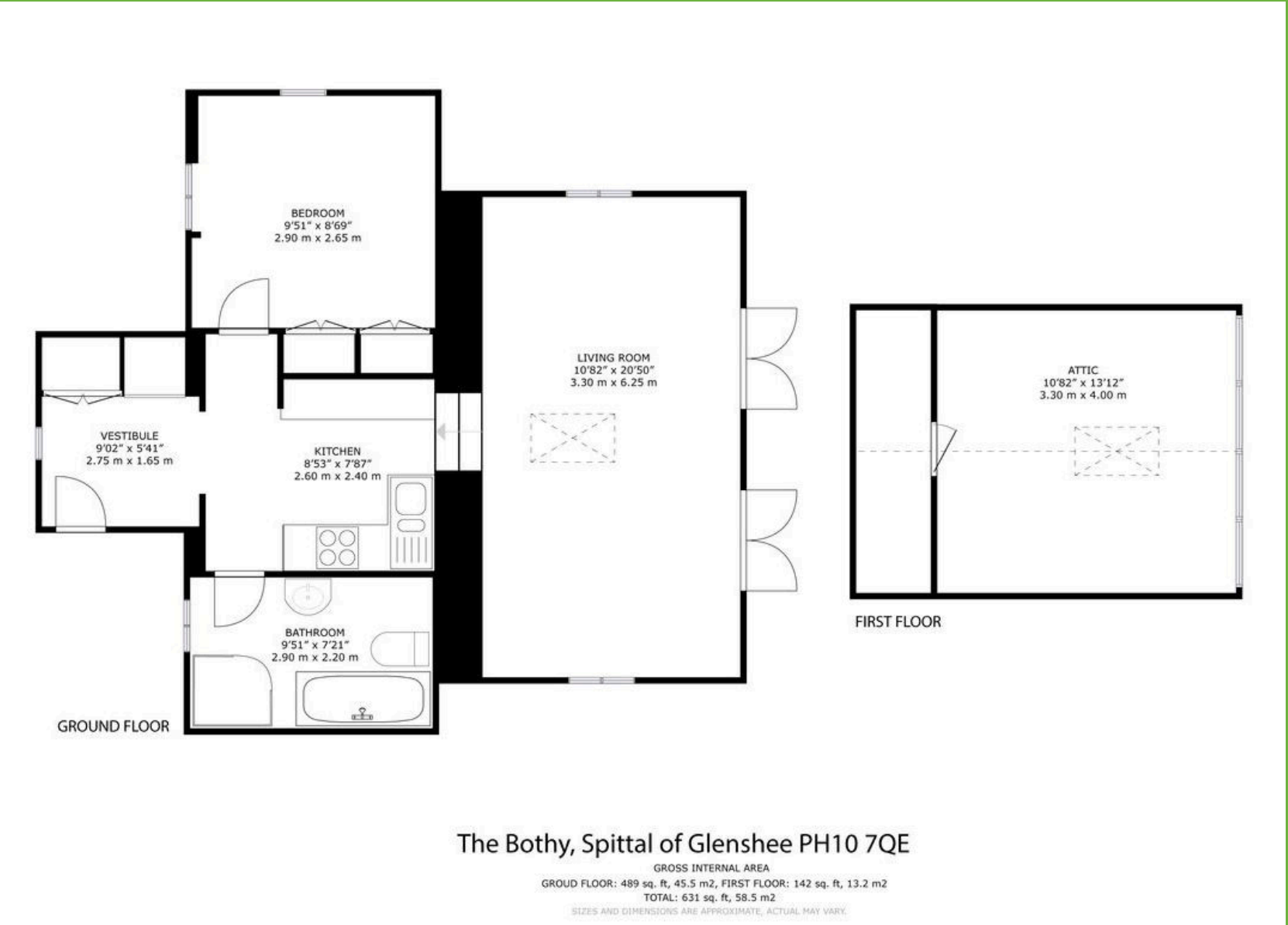






Plans

58.5 sqm (631 sqft)



Details

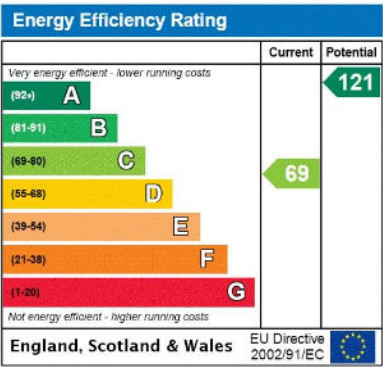
Local Authority
Perth & Kinross Council

Council Tax
Band = B

Tenure
Freehold

EPC
EPC Rating = C

The Bothy



Services & Additional Information

Services

The Bothy has a private water supply sourced from the hillside, which feeds into a shared holding tank before being individually UV filtered. The property is connected to mains electricity, while drainage is managed to a private septic tank. The Bothy is fully double glazed with efficient electric storage heating, and underfloor heating in both the bathroom and sitting room.

Fixtures and fittings

The fitted flooring and integrated kitchen appliances are included in the sale.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

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Offers Over £200,000



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