



# 30M NORTH OF TAY VIEW

*BALNAGUARD, PITLOCHRY,  
PERTSHIRE, PH9 0PY*

**McEwan Fraser Legal**  
Solicitors & Estate Agents



SPECTACULAR VIEWS ACROSS  
ROLLING PERTHSHIRE HILLS

# THE LOCATION



Balnaguard Glen follows a steep-sided gorge cut by the Balnaguard Burn and offers spectacular views across rolling Perthshire hills. It is notable for its juniper woodland. The reserve is home to a variety of butterflies, and red squirrel and deer sightings are also possible.

Pitlochry, the largest town in Highland Perthshire, is only 10 miles from this jaw-dropping setting. It has a long established reputation as a tourist destination built up from the time of the railway arriving 150 years ago. Located circa 30 minutes north of Perth, close to the Cairngorms National Park, Pitlochry is considered the gateway to the Highlands and has many attractions for tourists and locals alike including a world renowned Salmon Ladder, the smallest traditional distillery in Scotland “Edradour” and a superb Festival Theater.





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Balnaguard is set in spectacular scenery and is ideally located for touring Highland, Perthshire or further afield with Edinburgh 75 minutes to the south, St Andrews 90 minutes to the south-east, Loch Ness 95 minutes to the north and Braemar and Royal Deeside 90 minutes to the northeast.

Whether you are a walker, cyclist, golfer, skier or climber you will find plenty of opportunities to enjoy outdoor pursuits in and around the area.

Balnaguard offers the best of both worlds, a rural setting, while on it's doorstep - Pitlochry has all of the local amenities, you would expect from a town of size including cosy local pubs, restaurants, hotels, a railway station, petrol station, co-operative supermarket, regular farmers market, schooling for all ages and a medical centre.





SITUATED IN A PRIME HAMLET,  
10 MILES FROM PITLOCHRY

# THE PLOT

McEwan Fraser Legal are delighted to offer a superb opportunity to purchase this generous building plot of 0.22 acres. The plot comes with Planning Permission (21/00173/FLL) for a single dwelling within the peaceful hamlet of Balnaguard surrounded by the spectacular landscape of rolling Perthshire hills.

McEwan Fraser Legal are open 7 days a week:  
8am - Midnight Monday to Friday 9am -  
10pm Saturday & Sunday to book your  
viewing appointment.







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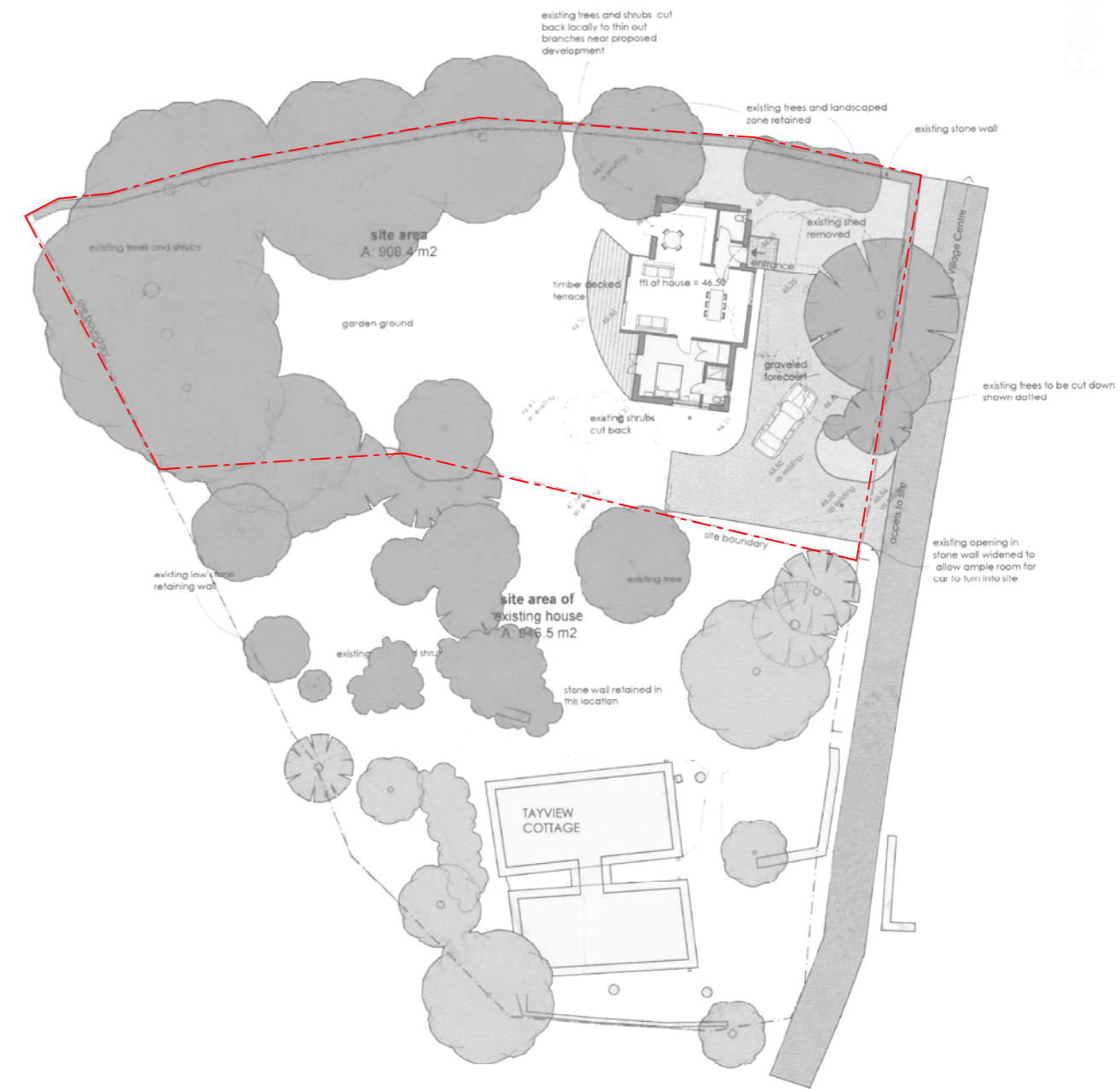
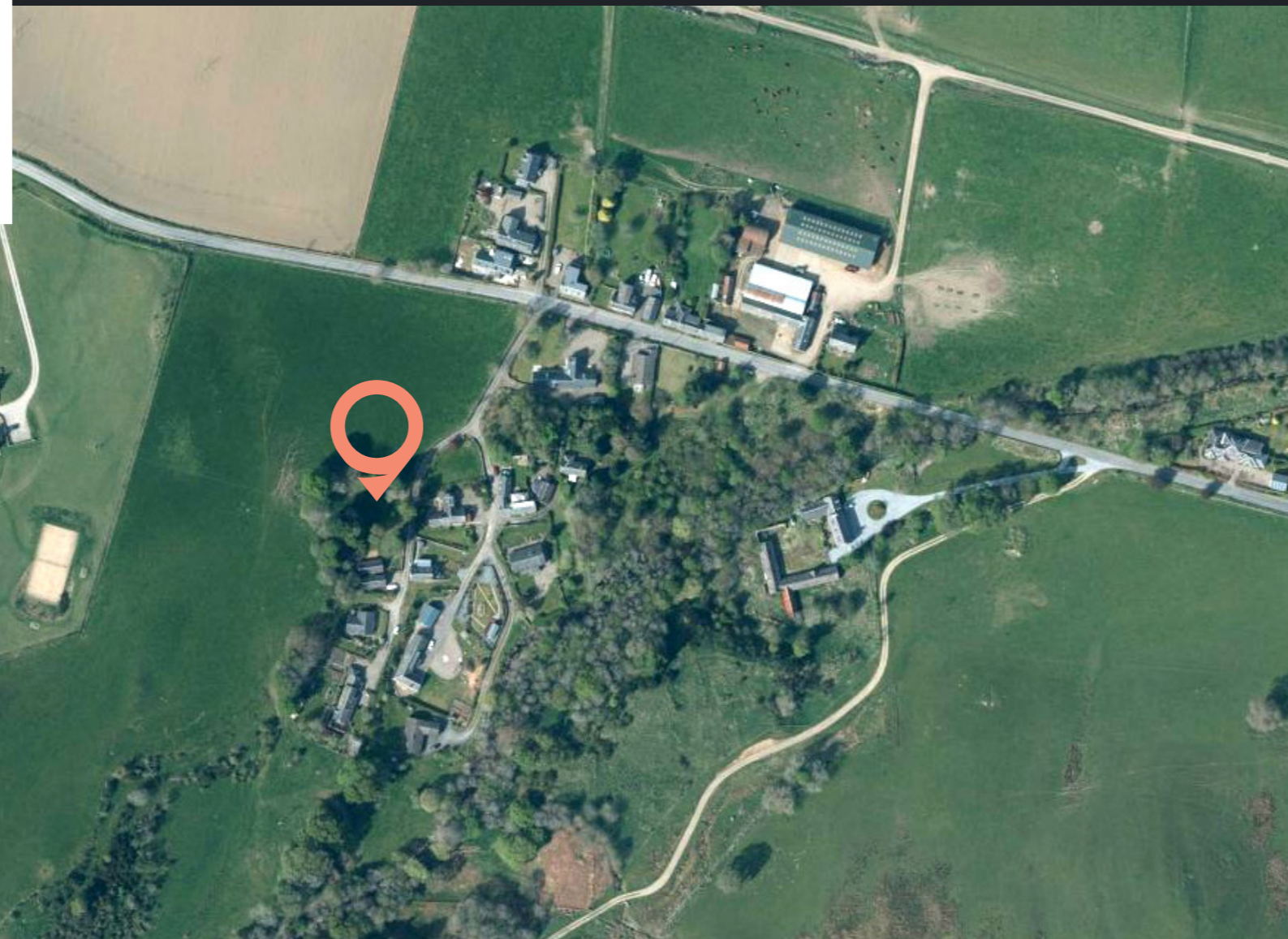


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GENEROUS BUILDING  
PLOT OF 0.22 ACRES

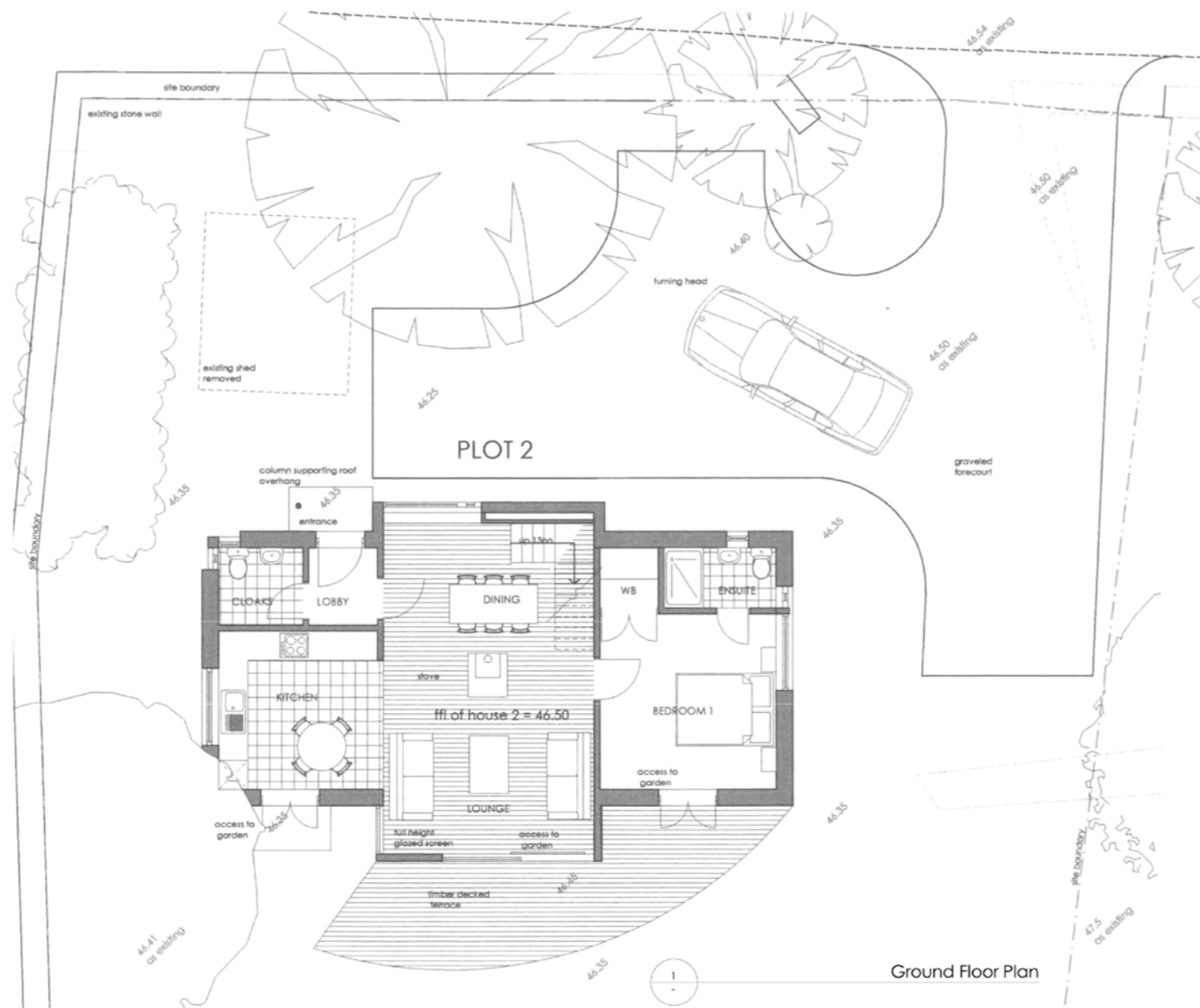
# THE SITE



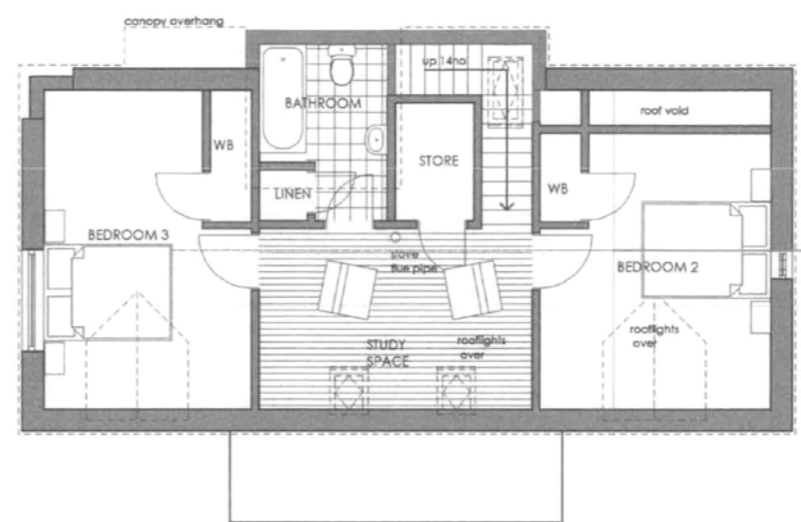
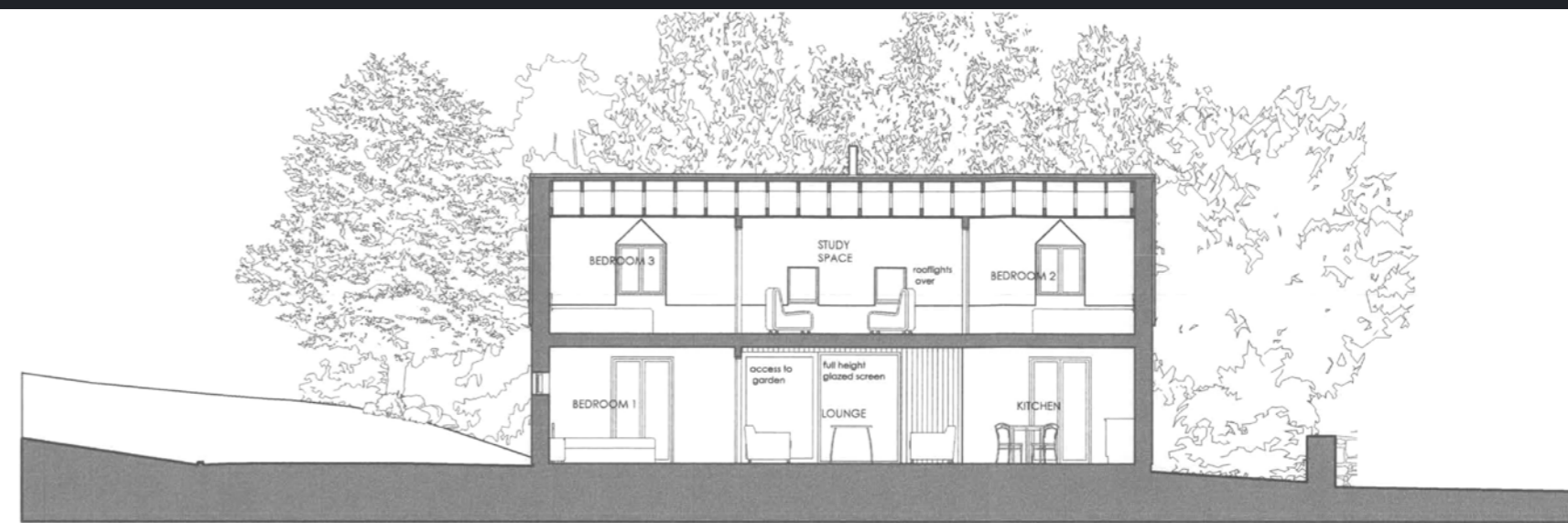


A SINGLE DWELLING WITHIN THE  
PEACEFUL HAMLET OF BALNAGUARD

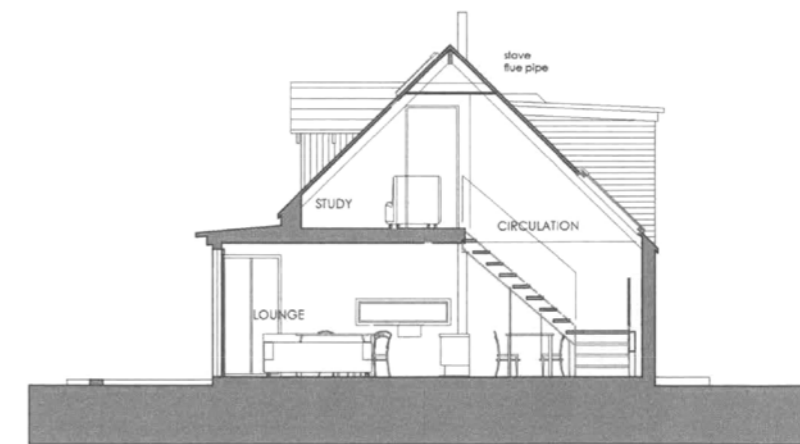
# HOUSE PLANS



Ground Floor Plan



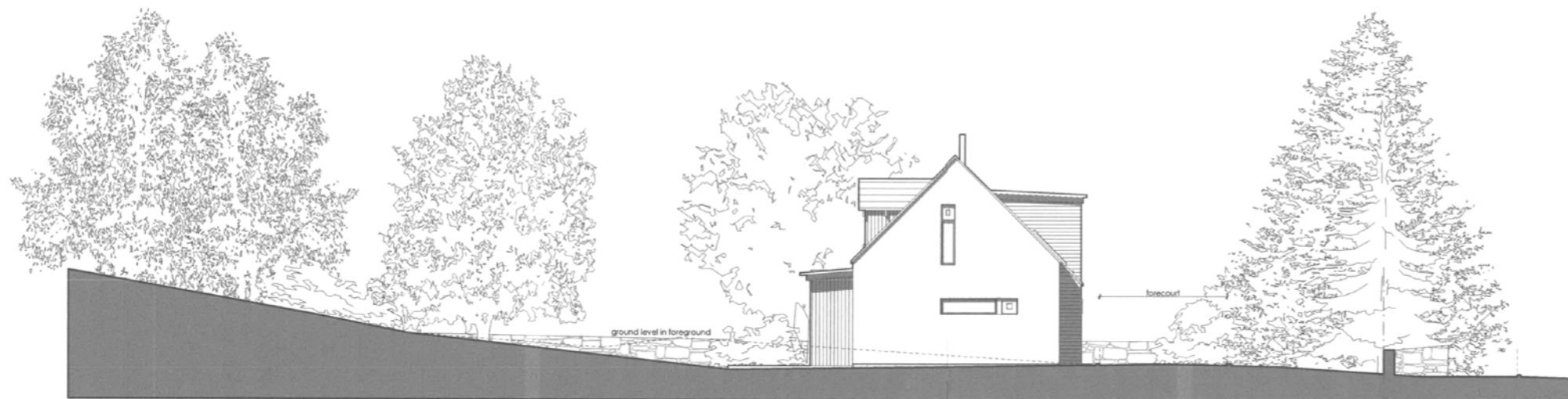
First Floor Plan





A SINGLE DWELLING WITHIN THE  
PEACEFUL HAMLET OF BALNAGUARD

# HOUSE PLANS








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Text and description  
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