

Lochay Cottage

Aberfeldy Road, Killin, Perthshire, FK21 8TS



**McEwan Fraser Legal**
Solicitors & Estate Agents



McEwan Fraser Legal is delighted to present this exceptional opportunity to acquire a versatile four-bedroom detached family home (Lochay Cottage), complete with a highly successful 13-bedroom self-catering business (House at Bridge of Lochay) and a separate lodge offering excellent development potential.

Beautifully positioned at the head of Loch Tay in the sought-after and bustling tourist town of Killin, the property is nestled in the scenic Glen Lochay. It enjoys a peaceful setting on the outskirts of the village, yet remains only a short stroll from Killin's vibrant centre, with its popular restaurants, shops, and outdoor attractions. The unique location offers the perfect blend of rural tranquillity and town convenience, making it ideal for both family life and business use.





Lochay Cottage

The owners' residence is a spacious and beautifully maintained home featuring a generous open-plan kitchen, dining, and living area. High-end integrated appliances and ample work surfaces, including a breakfast island, make the kitchen a chef's dream, while the adjoining living space is centred around a charming log-burning stove and offers direct access into the mature garden grounds. A separate utility room adds practicality, and two detached garages provide excellent storage and workspace.



KITCHEN/DINING/LIVING AREA









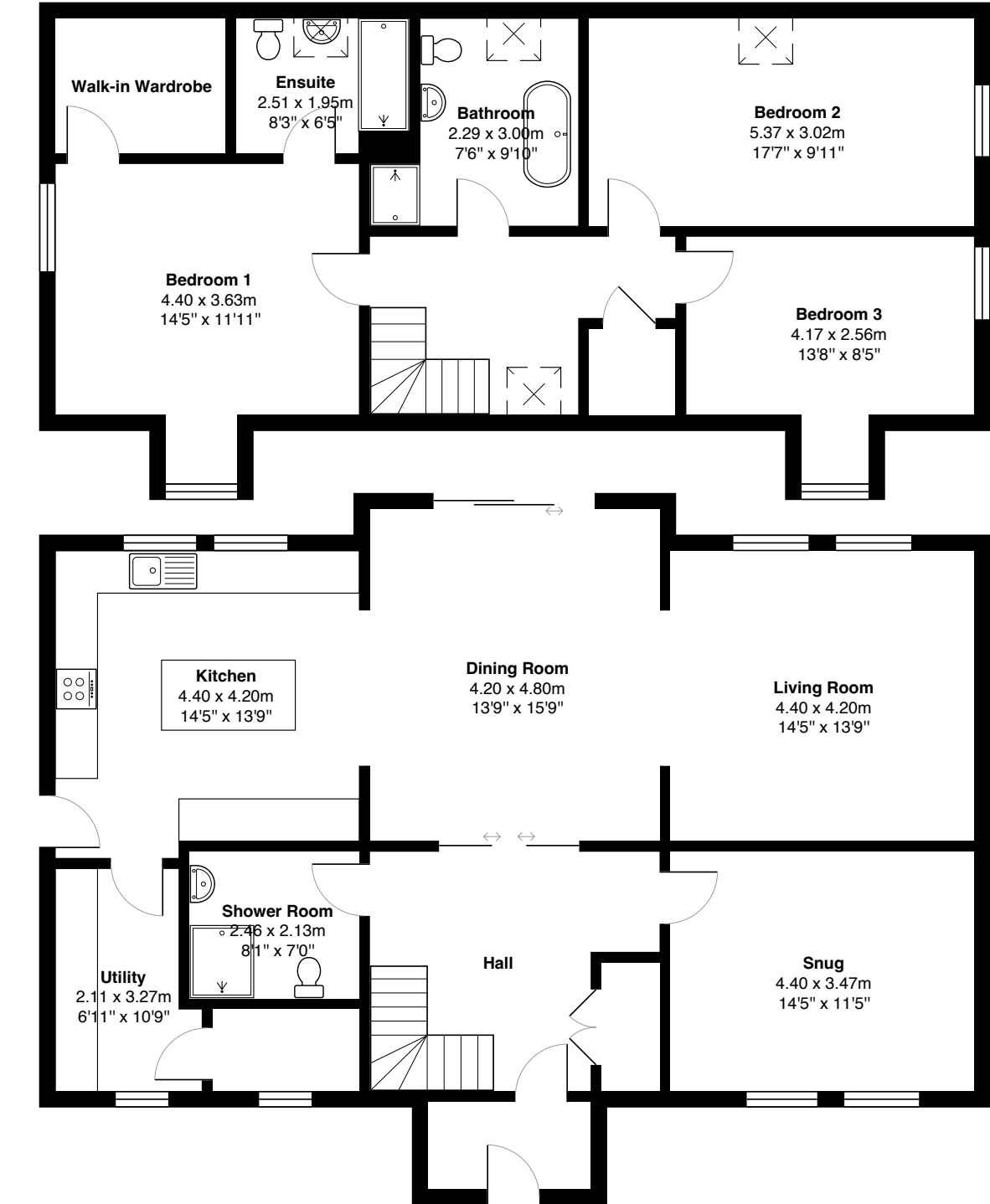


Lochay Cottage

The accommodation includes four well-proportioned bedrooms, one on the ground floor, ideal for flexible family arrangements, and three on the first floor. The luxurious master suite benefits from a walk-in wardrobe and a sleek en suite shower room. A modern family bathroom serves the upper floor, while a stylish downstairs shower room adds further convenience.









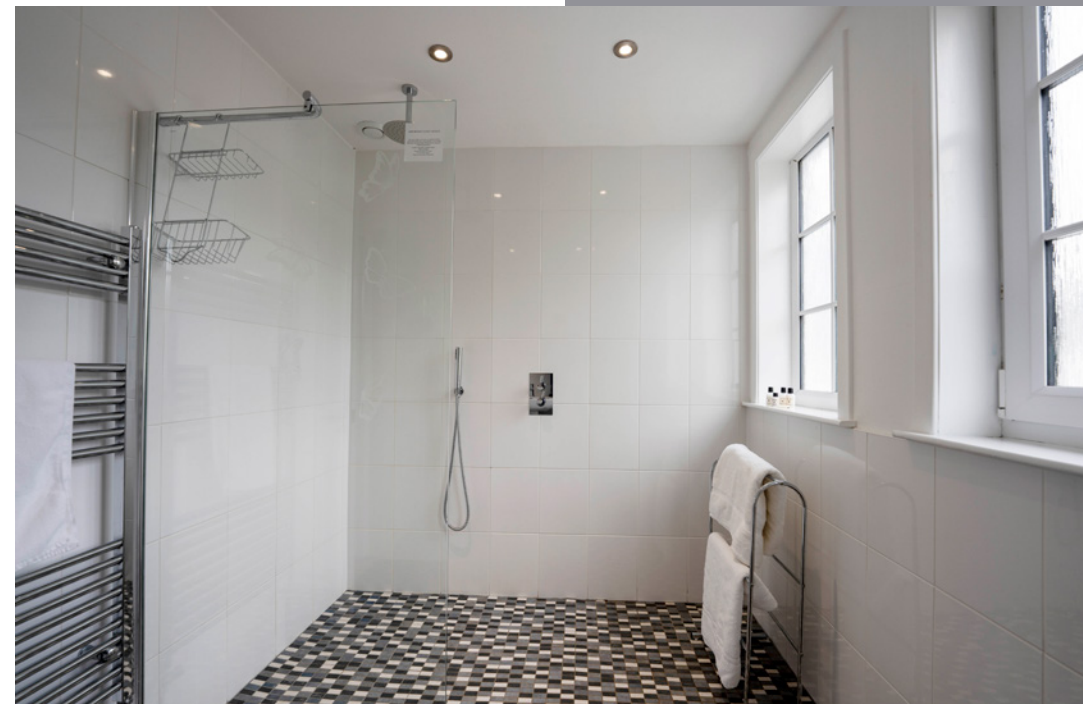


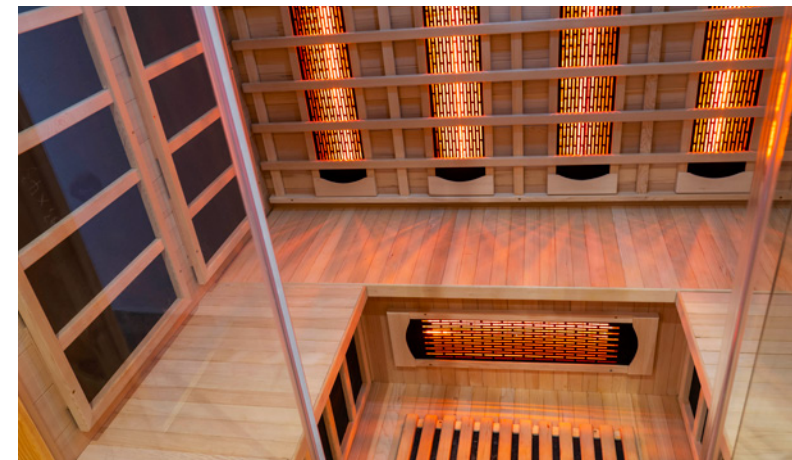
THE HOUSE AT BRIDGE OF LOCHAY



The House at Bridge of Lochay

The long-established and highly regarded self-catering business at House at Bridge of Lochay comprises 13 letting rooms, all presented to a high standard and attracting a steady stream of tourists, outdoor enthusiasts, and returning guests throughout the year. The property has been carefully designed to maximise guest experience and comfort, featuring a large hot tub, sauna, games room, and a dedicated cinema room—perfect for group bookings and family holidays.







The Lodge

The additional detached lodge within the grounds offers excellent scope for further development, subject to the necessary permissions—presenting an incredible opportunity to expand the business or diversify accommodation options.





Beyond its outstanding internal amenities, the business offers a vast array of natural attractions, not least its spectacular location. From walking and cycling trails to water sports, Munro bagging, and scenic drives, the surrounding area is a paradise for those seeking adventure or relaxation in the great outdoors. Its prime position on the Rob Roy Way further enhances its appeal.

This is a truly exceptional chance to acquire a substantial family residence paired with a thriving and well-equipped hospitality business in one of Scotland's most scenic and in-demand locations. Early viewing is highly recommended to fully appreciate the quality and opportunity on offer.





The Location

Nestled at the western head of Loch Tay and surrounded by the dramatic landscape of the Loch Lomond and The Trossachs National Park, Killin is one of Scotland's most picturesque and historically rich villages. Set within Stirlingshire, but with easy access to Perthshire and Argyll, Killin combines breathtaking natural beauty with a welcoming, close-knit community – making it a desirable destination for both permanent residents and visitors alike.

One of the village's most famous landmarks is the Falls of Dochart, a spectacular cascading waterfall that runs through the heart of the village and offers a truly iconic Scottish view.



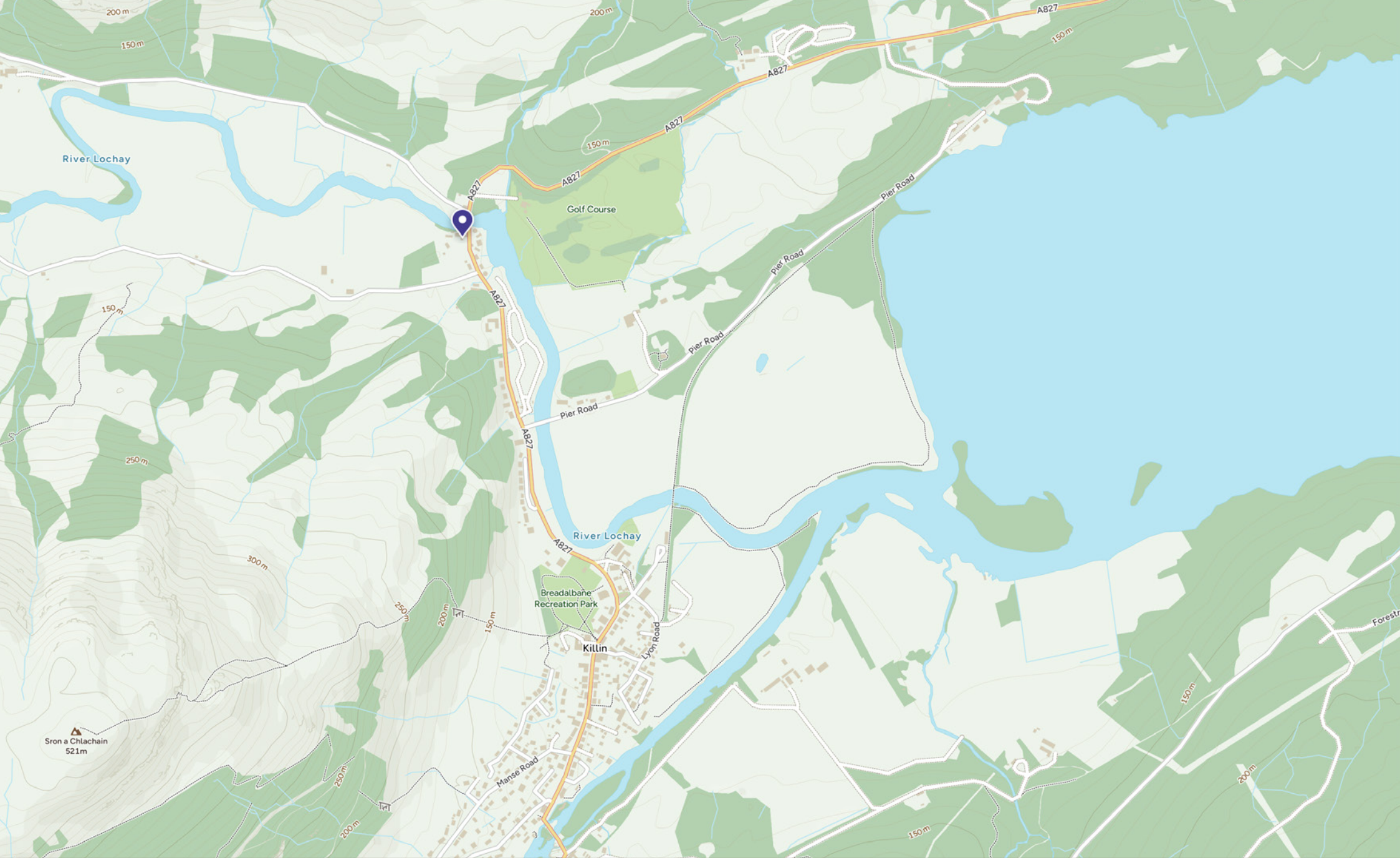
The Location

Despite its rural charm, Killin enjoys strong local amenities. The village has a well-stocked Co-op supermarket, cafés, gift shops, a post office, and several well-regarded pubs and restaurants such as The Courie Inn and The Falls of Dochart Inn. There is a local primary school, with secondary education provided in nearby Callander or Breadalbane Academy in Aberfeldy, both accessible by school transport services.

For golfers, the Killin Golf Club offers a beautiful 9-hole course with panoramic views, while nearby courses can be found in Kenmore, Aberfeldy, and Crianlarich. The nearby towns of Callander, Aberfeldy, and Crianlarich provide further retail options, services, and travel connections. From Crianlarich, there are direct rail links to Glasgow, Edinburgh, and Fort William.

The village is well-positioned for exploring the central Highlands, with scenic routes to Oban, Glencoe, Stirling, and Perth, all within a 60–90 minute drive. Whether you're looking for a tranquil lifestyle surrounded by nature or a base to run a tourism-related business, Killin offers a unique combination of charm, location, and opportunity in the heart of Scotland.





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