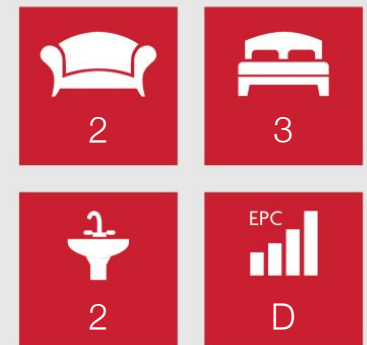




Learig Buail Bhan

Ballinluig,
PH9 0NH





Property Summary

Enjoying panoramic Perthshire views and a woodland backdrop, Learig is an immaculately presented detached bungalow in a desirable corner position in Ballinluig. Its modern interiors, generous proportions and mature wraparound gardens combine to create a welcoming home with a wonderful sense of privacy. The exceptionally spacious living room features an open fire and expansive views, while the newly fitted kitchen opens into the dining room. A bright triple-aspect sunroom provides additional living space. Three bedrooms include a principal bedroom with fitted wardrobe and en-suite, alongside two more spacious bedrooms with built-in wardrobes. A modern family bathroom completes the accommodation.

The gardens back directly onto woodland, with a detached double garage and generous driveway providing excellent parking. Oil central heating and double glazing complete this appealing home, conveniently placed for Pitlochry and the surrounding countryside.

Features

- Detached bungalow in Ballinluig
- Desirable corner position with panoramic views
- Immaculately presented modern interiors
- Exceptionally spacious living room with open fire
- Newly fitted kitchen opening to the dining room
- Triple-aspect sunroom adding further living space
- Main bedroom with en-suite and wardrobe
- Two more bedrooms with built-in wardrobes
- Modern family bathroom
- Private wraparound gardens backing onto woodland
- Detached garage and generous driveway
- Oil central heating and double glazing









[Click here to take a virtual tour](#)





Ballinluig

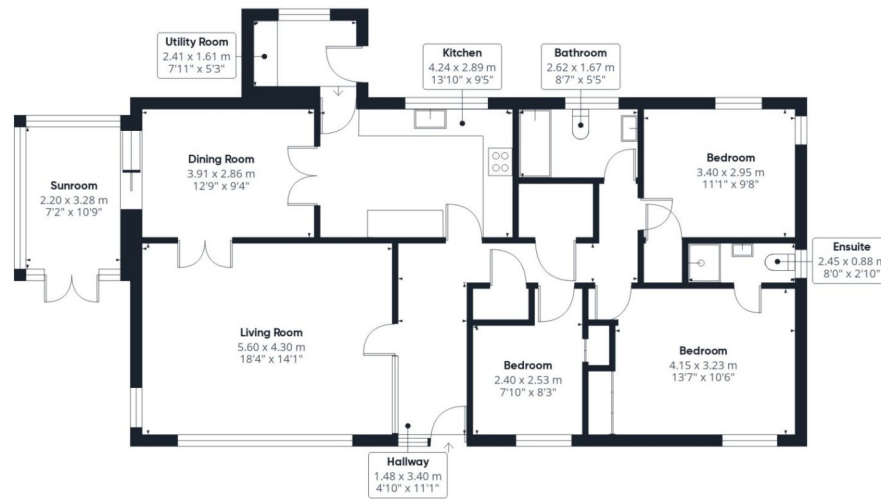
Set amidst the picturesque Perthshire countryside, Ballinluig is a small rural settlement enjoying a peaceful setting with the spectacular landscapes of Highland Perthshire close at hand. Ideally positioned near the A9, the village offers convenient road connections to Perth, Pitlochry and the wider Highlands. Everyday amenities and a wider choice of shops, cafés, restaurants, medical services and leisure facilities can be found in nearby towns, particularly Pitlochry and Aberfeldy.

For outdoor enthusiasts, the surrounding area offers excellent opportunities for walking, cycling, fishing and exploring the Highland landscape. Nearby Pitlochry is a popular destination for its scenic riverside walks, woodland trails, independent shops, restaurants and cultural attractions, including Pitlochry Festival Theatre and the Dam Visitor Centre. The River Tummel and surrounding hills provide further opportunities to enjoy the area's natural beauty.

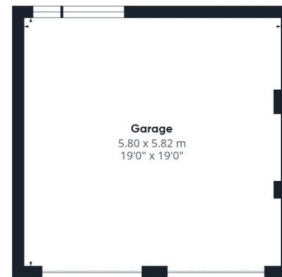
Ballinluig also benefits from useful local facilities, including a primary school, village inn, shop and roadside services with a café and restaurant. Regular bus services connect the village with Perth, Pitlochry and Aberfeldy, while the A9 provides convenient access throughout Perthshire and towards Inverness. Combining a quiet rural setting with practical amenities and excellent transport links, Ballinluig is an appealing base for enjoying the best of Highland Perthshire.



Floorplan



Main Floor Building 1



Main Floor Building 2

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Approximate total area⁽¹⁾

147.3 m²
1586 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS



Thorntons

The right way to move



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