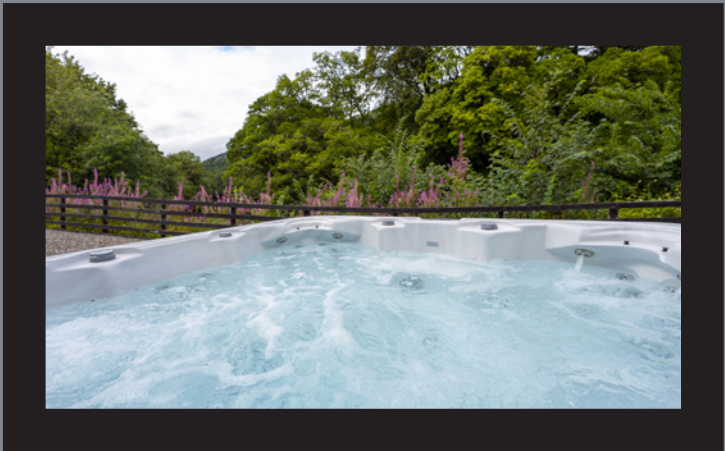


House at Bridge of Lochay

Aberfeldy Road, Killin, Perthshire, FK21 8TS




McEwan Fraser Legal
Solicitors & Estate Agents



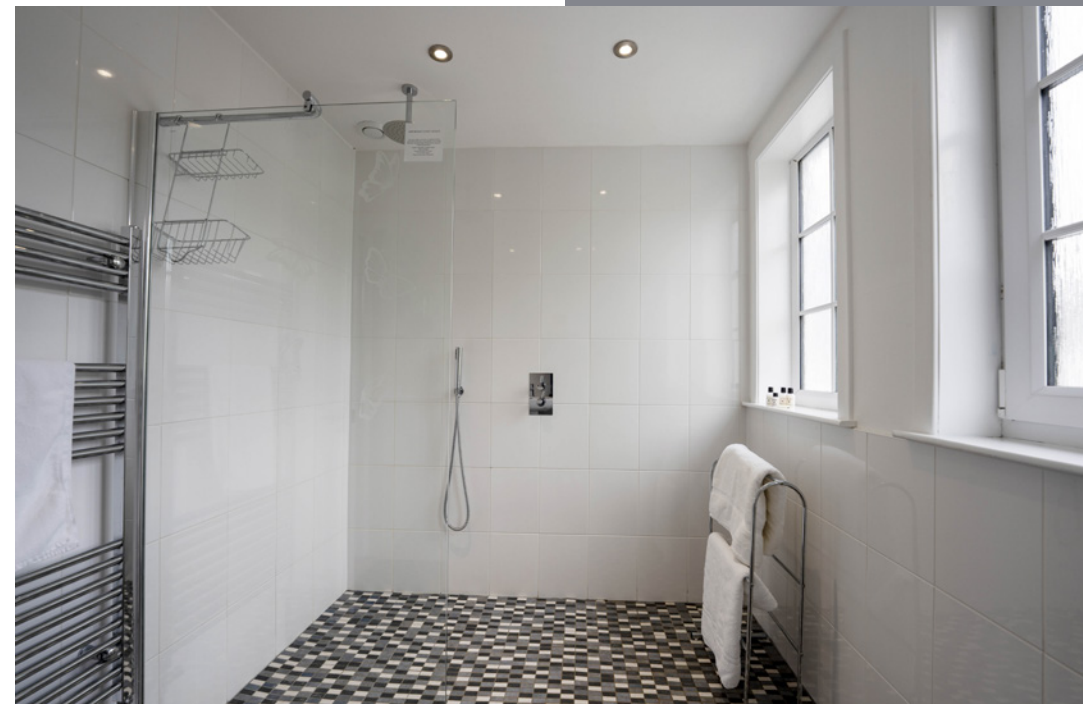
PRIME HIGHLAND SETTING

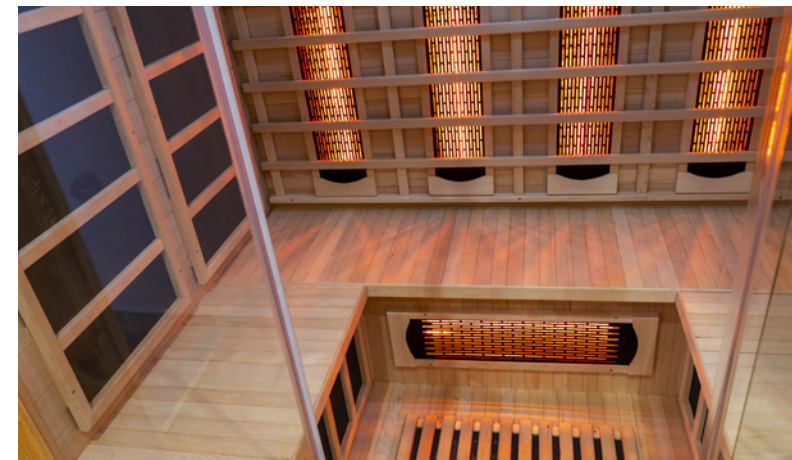
At the meeting of the River Lochay and River Dochart, and just steps from the famous Falls of Dochart, this unique estate offers an unrivalled blend of historic charm, modern luxury, and strong commercial potential. Situated in Killin at the head of Loch Tay, one of Scotland's most iconic lochs, the properties are perfectly placed within the Loch Lomond and The Trossachs National Park, ensuring both year-round demand and international appeal.



The House at Bridge of Lochay

- A former 18th-century coaching inn, reimagined as a high-end self-catering retreat.
- 13 beautifully appointed en suite bedrooms, sleeping up to 28 guests.
- Luxury facilities including a cinema room, games room, two lounges, formal dining, commercial kitchen, hot tub and sauna.
- Retained period features such as stone fireplaces and timber beams blended with contemporary interiors.
- An exceptional reputation as a group destination for family gatherings, weddings, and corporate events.



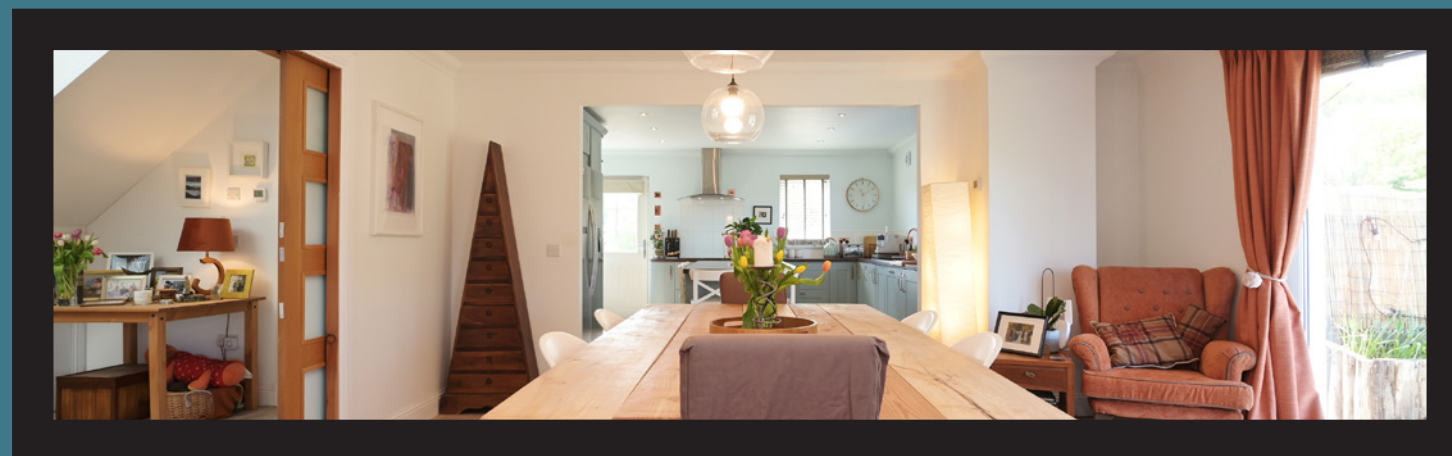
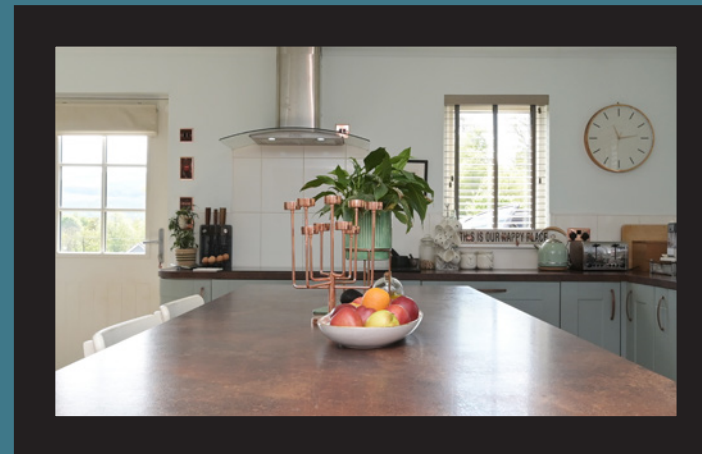
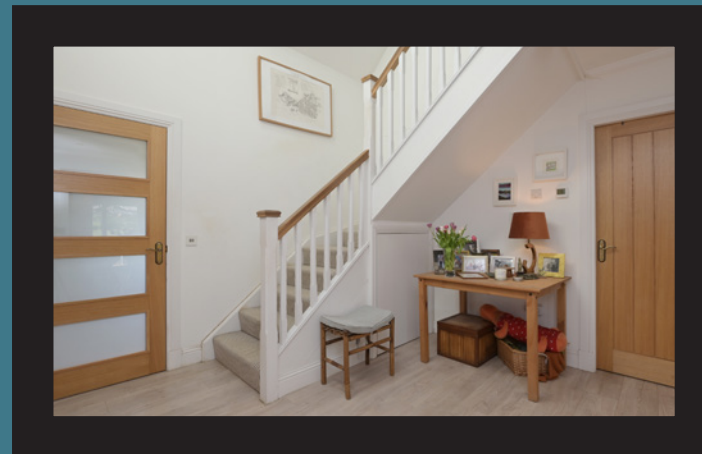




Lochay Cottage

- A detached, four-bedroom residence of outstanding quality, currently serving as the owners' home.
- Open plan kitchen and living with bespoke finish, log-burning stove, and access to landscaped gardens.
- Master suite with a walk-in dressing room and spa-style en suite.
- Flexible accommodation suitable for a luxury secondary holiday let, owner occupation, or senior staff residence.





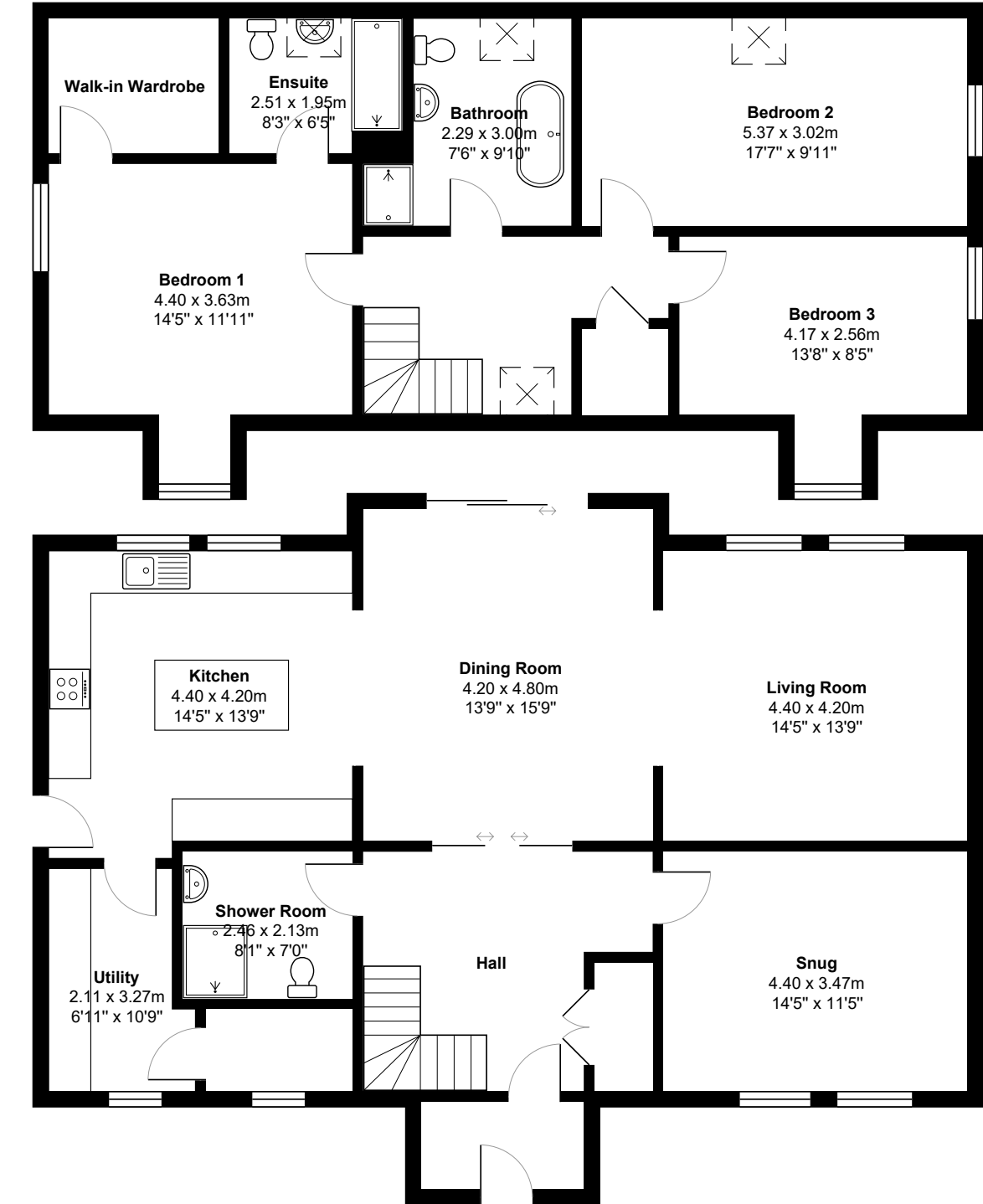
KITCHEN/DINING/LIVING AREA















The Lodge

- An additional property with prime development potential.
- Opportunity to expand the letting portfolio or reposition as boutique guest accommodation, spa facility, or exclusive retreat, subject to consents.
- Established business with a proven hospitality and self-catering operation, strong repeat bookings and capacity for further growth.
- Multiple income streams with several properties on site offering group rentals, high-end holiday lets, and owner or staff housing.
- Scalable potential as the Lodge presents clear scope for expansion, enhancing yield and capital value.
- High-value scenic Highland destinations such as Killin and Loch Tay consistently command strong rental rates and international visitor demand.
- Proximity to outdoor pursuits, including watersports, salmon fishing, Munro climbing and cycling, draws both leisure and adventure tourism markets.
- The picturesque village of Killin provides year-round local services, while Glasgow, Edinburgh and Perth are all within reach for domestic and international visitors.





Properties of this calibre, with multiple income-producing units in a location of such natural beauty, seldom reach the open market.

Summary

This is more than a property sale. It is the acquisition of a prestigious Highland estate with proven income, significant development potential, and enduring lifestyle appeal. Whether retained as a thriving hospitality business, a private retreat with income, or repositioned as a luxury investment portfolio, the Bridge of Lochay represents a rare and compelling opportunity.





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.



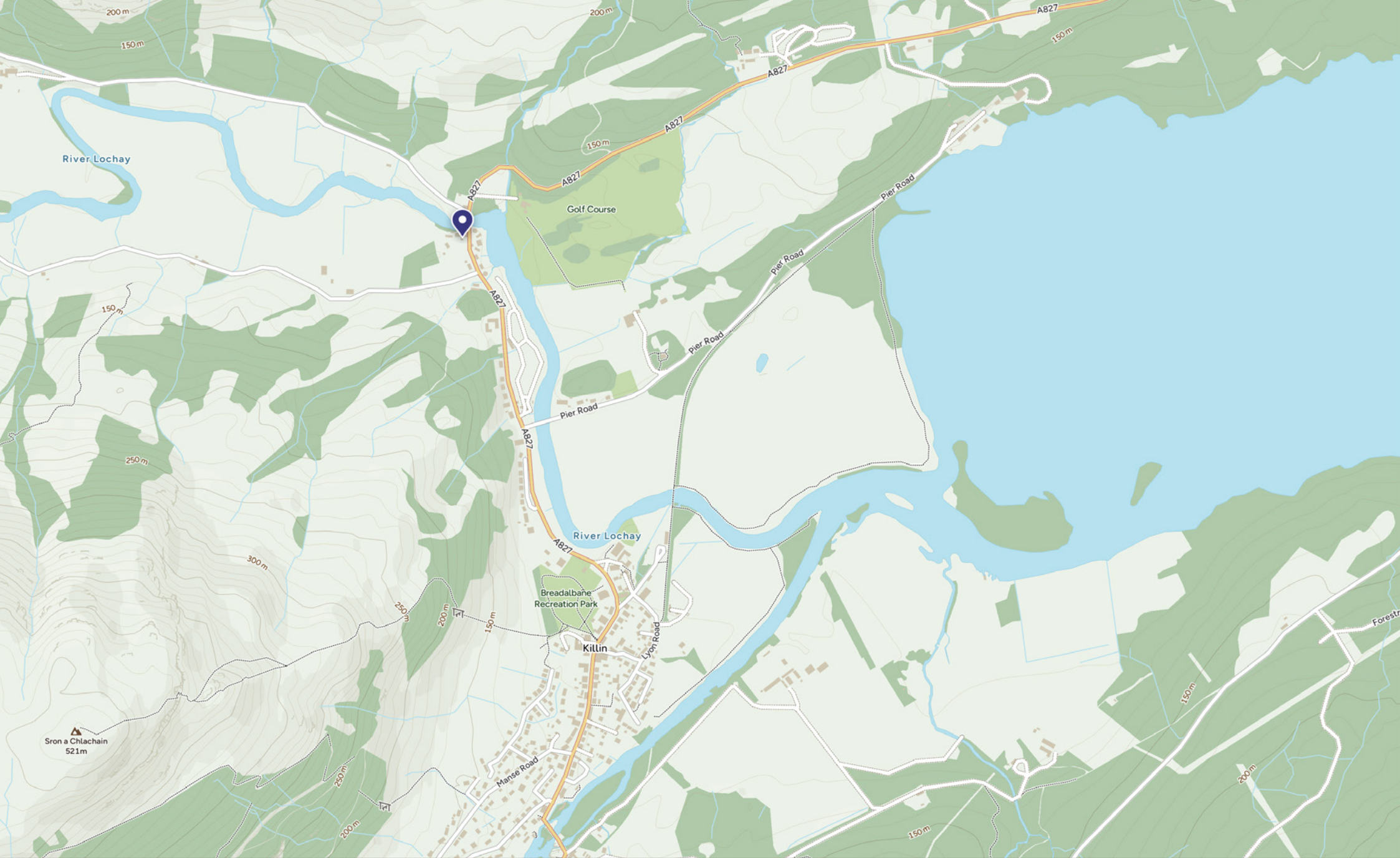
The Location

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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