

Workshop, Rowangarth

Garth, Fortingall, PH15 2NF

Offers in Region £80,000



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Workshop, Rowangarth, Garth, Fortingall, PH15 2NF

Offering much potential for residential conversion, subject to obtaining the necessary permissions, this workshop/garage is located in the hamlet of Garth, 1 mile from the popular conservation village of Fortingall. Enjoying a beautiful and peaceful setting being located in a stunning and accessible rural part of Perthshire. The property sits elevated from the River Lyon, nestled in the foot-hills of Glen Lyon. The area offers complete escapism and a variety of outdoor pursuits such as walking, cycling, golf courses, hiking & bird watching. Outdoor enthusiasts are drawn to the area with Glen Lyon surrounded by impressive mountains. To either side of the property are countless Munros with The Glen Lyon Horseshoe, which includes Ben Lawers, is within a few miles west. Schiehallion, Ben More and Stob Binnein are also close by.

The full site itself measures approx. 80ft x 60ft, providing space for parking and good sized garden to the front of the property. There is a lovely open aspect to the rear and a mixture of period and modern residential property adjacent. The main space contains a large room with internal stairs and a smaller partitioned room off. The upper floor has been lined and has four new Velux style windows. To the side there is a small store with a larger store/workshop to the rear. There are two substantial timber ladders within the grounds, used previously for deer and game.

The property previously housed cars for the former owner of Garth House and more recently was used as a fabric workshop by the former owner of an adjacent property from which electricity was sourced. It is understood that a private water supply/electricity line is situated nearby. The site is not sold as serviced and interested parties therefore should satisfy themselves in this regard.

Ground Floor

Main Area 20'0" x 12'6"

Adjoining Room 12'10" x 10'0"

Upper Floor

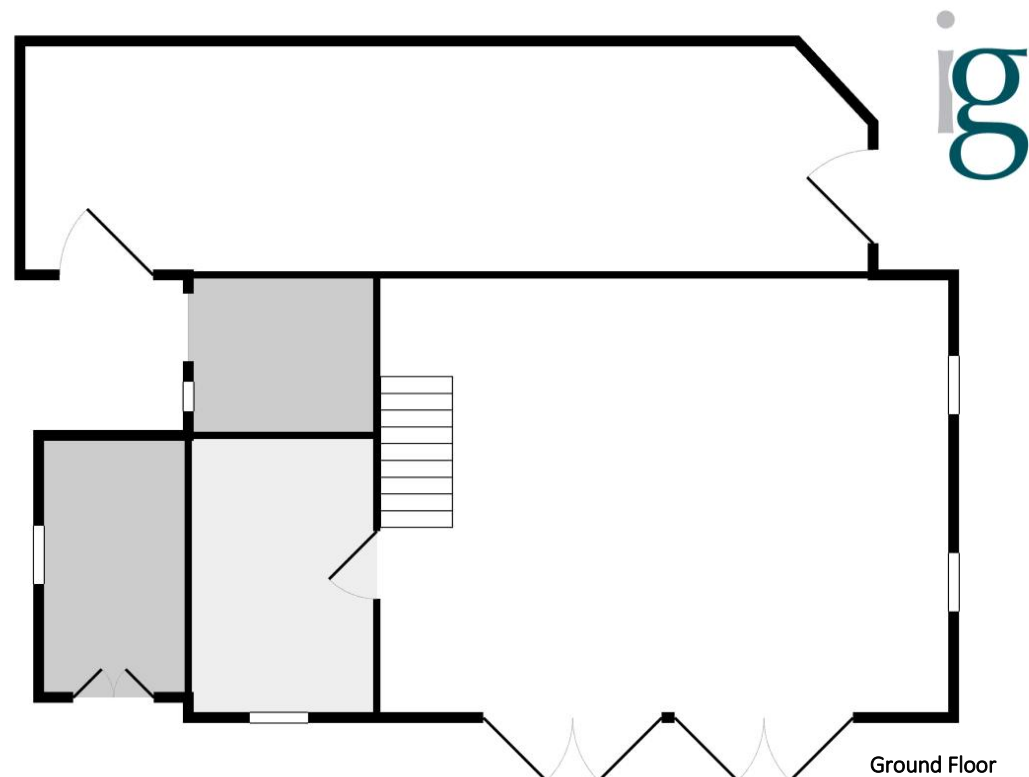
Main Area 15'4" x 13'0"

Viewing Strictly by appointment through
Irving Geddes on 01887 822722

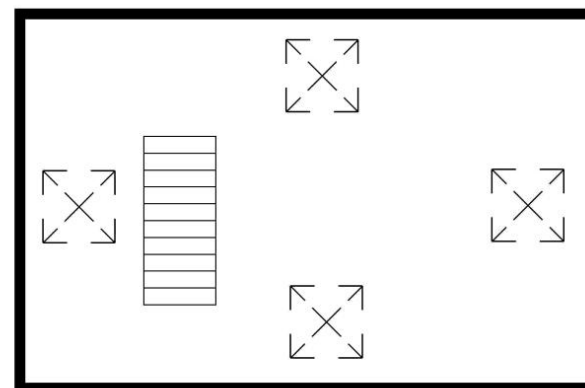




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



First Floor



Directions

From the A9 at Ballinluig, take the A827 west, signposted Aberfeldy. In Aberfeldy, at the crossroads with the traffic lights, turn right into Taybridge Road (B846), towards Coshieville and Kinloch Rannoch. After approximately four miles, turn left at Coshieville Guest House (signposted towards Fortingall and Fearnan). After about 1.6 miles, the entrance to Garth will be found on the right. A short distance on there is a second entrance on the right, as the woddland opens up into open countryside. Take this lane and the workshop is located behind the second property on the left, with vehicular access evident immediately before this property.

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