

**Loch View**, Lochearnhead FK19 8PU

Fixed Price £400,000



**IRVING  
GEDDES**  
w.s. | solicitors | estate agents



## Loch View, Lochearnhead FK19 8PU

Irving Geddes are delighted to offer for sale this well proportioned detached bungalow located in an enviable position with uninterrupted views across Loch Earn, which is amongst some of the most picturesque scenery that Scotland has to offer. Lochearnhead is situated at the Western end of Loch Earn, at the foot of Glen Ogle & is a haven for those keen on venturing into the great outdoors. Easily accessible, Lochearnhead is on the main arterial road, providing access to Perth, Criannlarich & Stirling.

The property is located directly across the road from the substantial Private Loch Foreshore, which also has Riparian Rights & Mooring. Loch View is presented in true move-in condition and offers extremely well appointed accommodation throughout. Comprising: RECEPTION HALL with large storage cupboard, LARGE LOUNGE with patio doors leading to an area of decking, DINING ROOM, MODERN KITCHEN, 3 DOUBLE BEDROOMS (master en-suite shower), FAMILY BATHROOM and UTILITY AREA. Loch View sits within a generous plot of (c0.5 acre) with South facing landscaped gardens to the front. A gated driveway leads to the side and rear of the property where there is ample parking and accesses a single garage and car port. The property is warmed by oil central heating and is fully double glazed.

A major feature of the property is the private Loch frontage & mooring located directly across the road. The area of foreshore is approximately 100ft x 50ft and laid to lawn. It is a perfect area to relax and socialise with family/friends or indeed enjoy the Riparian rights and exploring Loch Earn on your speed boat. Properties of this type are rare to the market and is sure to appeal to a range of purchasers, therefore early viewing is advised.

Lounge	20'7" x 15'9"	Kitchen	11'6" x 9'8"
Dining Room	15'9" x 13'5"	Master Bedroom	14'6" x 15'4"
Bedroom Two	13'2" x 9'11"	Bedroom Three	11'6" x 7'10"
Utility Area	8'0" x 5'4"	Bathroom	9'10" x 5'6"







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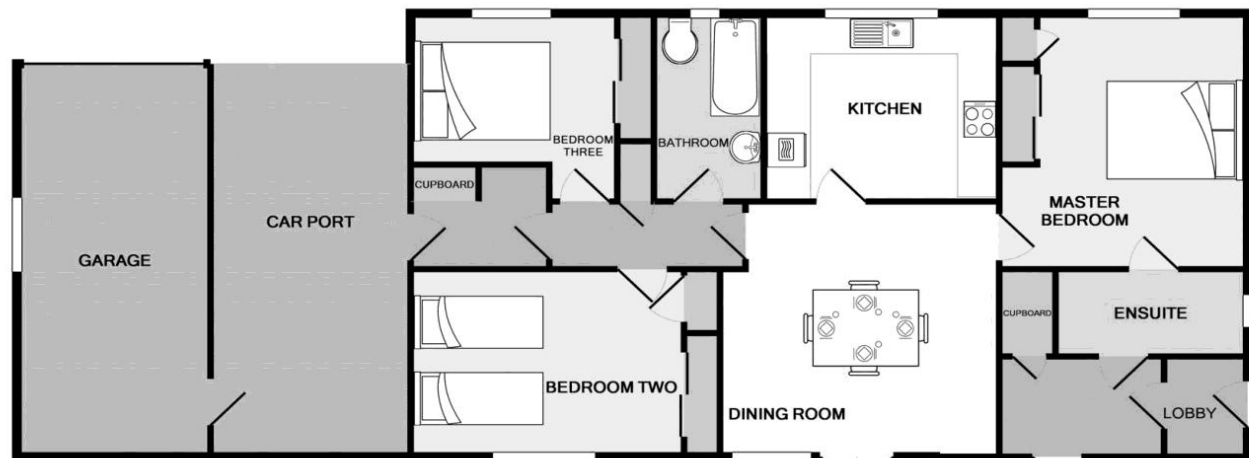


A stunning view over Loch Earn.





[www.irvinggeddes.co.uk](http://www.irvinggeddes.co.uk)



#### Directions Viewing

Heading West toward Lochearnhead, the property is located off the main road on the right, a short distance from the Lochearnhead Hotel.

#### Viewing

Strictly by appointment through Irving Geddes on 01764 670325/653771

#### Energy Performance

The property is rated 'D' for energy efficiency.

#### Council Tax

Band 'F'

#### Crieff

25 West High Street, PH7 4AU  
Tel: 01764 653771

#### Comrie

1 Drummond Street, PH6 2DW  
Tel: 01764 670325

#### Aberfeldy

25 Bank Street, PH15 2BB  
Tel: 01887 822722

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