



Caithtream, 4 Braes of Taymouth, Kenmore, PH15 2HQ Guide Price £347,500 Home Report Value £370,000



We are delighted to offer for sale this beautiful detached villa enjoying an elevated position and stunning views over Kenmore and Loch Tay. Situated in a quiet & exclusive cul-de-sac within walking distance of Kenmore, the property offers high quality & flexible accommodation throughout comprising; Large LOUNGE/DINING ROOM with feature wood-burner and access to a fantastic decked patio, quality 'Amdega' CONSERVATORY, STUDY/BEDROOM 4, UTILITY ROOM, BREAKFASTING KITCHEN, CLOAKROOM, 3 FURTHER DOUBLE BEDROOMS (MASTER EN-SUITE) & BATHROOM. The property is warmed by oil-fired central heating and is double glazed throughout.

The beautiful garden grounds are a notable feature, extending to c.1acre and incorporating a large area of lawn running from the property to the road leading into Kenmore, onto which a gate provides access. A burn borders the grounds to the east and west. A small area of woodland lies to the front with two areas of tiered lawn to the side. There is a brick built double garage with private parking adjacent. The decked area offers a stunning view onto Loch Tay and Kenmore itself.

Property in The Braes of Taymouth are rare to the market and Caithream is a particularly desirable residence, offering a magnificent outlook, a versatile layout, enviable location and presented in move-in condition. Early internal viewing is highly recommended.

The beautiful & historic Perthshire conservation village of Kenmore is located at the end of Loch Tay and offers much character. The charming village square comprises symmetrically arranged buildings with Kenmore Church at one end. The Hotel is one of the oldest Inns in Scotland and there is also a village shop/post office. The town of Aberfeldy has a full range of services and lies some 6miles to the east.







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.



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Directions

Heading from Aberfeldy on the A827 approaching Kenmore take the left turn onto the South Loch Tay Road and the immediate left again uphill onto the Glen Quaich Road. Enter the road on the left marked 'Private' and The Braes of Taymouth is the first left. The property is located down on the right.

Viewing

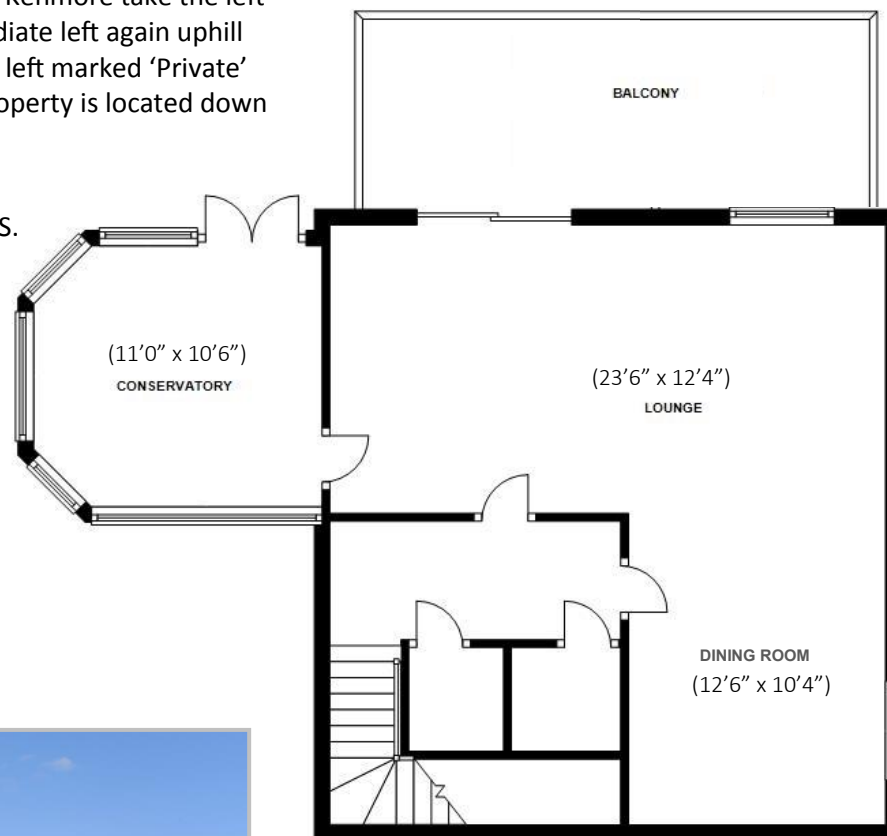
Strictly by appointment through Irving Geddes W.S. on 01887 822722 or the vendor on 07721026280.

Energy Performance

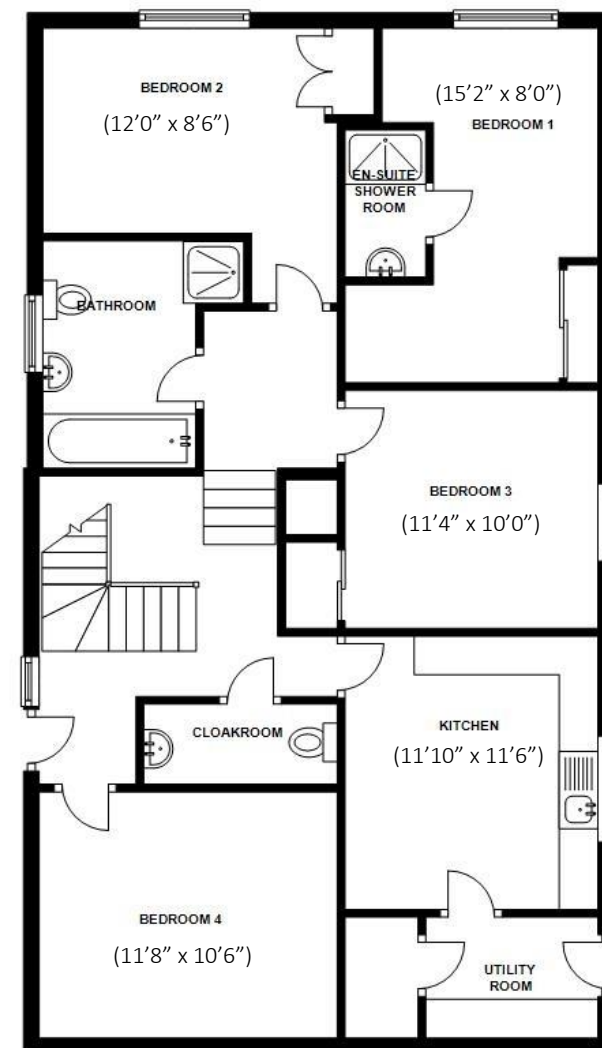
Rated 'D' for efficiency.



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