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Rath Erenn, St. Fillan's, Perthshire PH6 2NF

Guide Price £450,000

Rath Erenn, St Fillans, Perthshire, PH6 2NF

We are delighted to offer for sale this stunning and substantial five/six bedroom stone built traditional detached villa located within beautiful St. Fillans. Sitting on the banks of Loch Earn, St Fillans is amongst some of the most picturesque scenery that Scotland has to offer and this property is located directly across from of the Loch. Rath Erenn offers a high degree of charm and character with extremely well appointed accommodation throughout. The ground floor comprises: **Sun Room, Lounge, Dining Room, Kitchen, Utility Room, Cloak Room, Shower Room, Two Double Bedrooms, Second Kitchen & Sitting Room** with **Large Garden Room** leading to the rear garden & parking area. The Upper Floor comprises: **Three Double Bedrooms** (master features a dressing room/study) & **Family Bathroom**

Externally there are substantial, but easily maintained, landscaped gardens with single garage & parking for 3 cars which is accessed via the rear gate. The enclosed garden area to the front is laid mainly with chips & mature planting. Paving slabs lead to the front door and also to the rear. A major feature of the property is the private Loch frontage & stone jetty located directly across the road, this costs £45 p/a to rent from Drummond Estates and is a perfect area to enjoy the Riparian rights and exploring Loch Earn on your speed boat. Rath Erenn is a particularly appealing family home of rare quality, boasting a versatile layout and presented in truly move-in condition & offers huge period charm, including wood detail, original working fireplaces, cornices, high ceilings & wood burning stoves, all blended with the conveniences of modern living. The configuration of the accommodation to the rear, lends itself to being used as an annexe, 'granny flat' or Self Catering Accommodation.

Ground Floor

Sun Room	22'8" x 7'5"	Hallway	21'1" x 8'8"
Lounge/Snug	23'3" x 15'9"	Dining Room	17'9" x 14'11"
Kitchen	14'11" x 9'0"	Garden Room	22'2" x 11'4"
Sitting Room	15'7" x 11'11"	Second Kitchen	20'0" x 10'8"
Shower Room	11'3" x 6'4"	Bedroom Five	12'4" x 14'11"

First Floor

Master Bedroom	14'10" x 14'2"	Bedroom Two	14'1" x 11'9"
Bedroom Three	16'1" x 8'11"	Bedroom Four	11'6" x 7'10"
Bathroom	11'4" x 7'10"		





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Area of foreshore & stone jetty



GROUND FLOOR



FIRST FLOOR



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Directions St Fillans is located just over an hours drive to Edinburgh Airport & approx. 30mls west of Perth. Leaving Perth on the Crieff Rd (A85) continue through Crieff & into Comrie. St Fillan's is situated a further 5miles on. The property can be found a short distance along from the Church on the right hand side.

Viewing

Strictly by appointment through Irving Geddes on 01764 670325.

Energy Performance

The property is rated 'F' for energy efficiency.

Crieff

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

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722

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