

NEW HOUSE
FEARNAN, ABERFELDY, PH15 2FE





NEW VILLA, FEARNAN, ABERFELDY, PH15 2FE

We are delighted to offer for sale an exceptional 4 bedroom modern home set within beautiful surroundings, overlooking Loch Tay. Nearing completion by AKG Homes, a local family run firm, the villa boasts a stunning generously sized contemporary open plan layout, an enviable elevated site with superb views along the Loch & valley from a 0.3acre south-facing plot.

Accredited by NHBC, AKG have years of experience in design & construction with a large portfolio of exceptional homes in the area, & buyer will have an opportunity to view a recently completed house.

The layout comprises a RECEPTION HALL with door to garage and stairs to upper level, a large KITCHEN[#] set in the heart of the home, steps creating a stunning split-level DINING & LIVING ROOM/FAMILY area complete with vaulted ceiling, feature wood-burner & external doors to a paved terrace. There is a UTILITY ROOM & 3 DOUBLE BEDROOMS (2 EN-SUITE and the 3rd with 'Jack & Jill' access to the FAMILY BATHROOM). The master has double doors to a further paved patio. The hall stair leads to a galleried landing & large 4th bedroom (with EN-SUITE) with large storage/loft area.

Externally the property has spacious fully-enclosed garden grounds, a gravel drive & paths, ample private parking, large single garage with electric roller door, storage, bin & log stores, & paved patios. In addition, a strip of land (c.3m wide) leading from the main road up to & including Loch foreshore may be available through separate negotiation.

A magnificent contemporary home built to the highest standards & enjoying a stunning outlook within one of Perthshire's most scenic yet accessible area. Energy efficient, with solar panels, air-source heat pump, under-floor heating & high levels of insulation. A fantastic opportunity for buyers to choose their kitchen & work towards completing a fantastic family home.

The small village of Fearnan is situated only 3mls from the historic village of Kenmore, within an area of outstanding natural beauty and a haven for outdoor enthusiasts. Located at the end of Loch Tay, Kenmore is a conservation village offering much character. The town of Aberfeldy has a full range of services and lies some 6miles further to the east.

[#] £20k allowance at Callum Walker Interiors, where buyers can choose their own kitchen and have it fitted by AKG. Plumbing/electrics are in place & a reduced price can be negotiated if purchased 'as seen', leaving buyers to complete the kitchen to their own specification. A wood-burner is optional but will be fitted if supplied by the purchaser.











DIGITALLY STAGED



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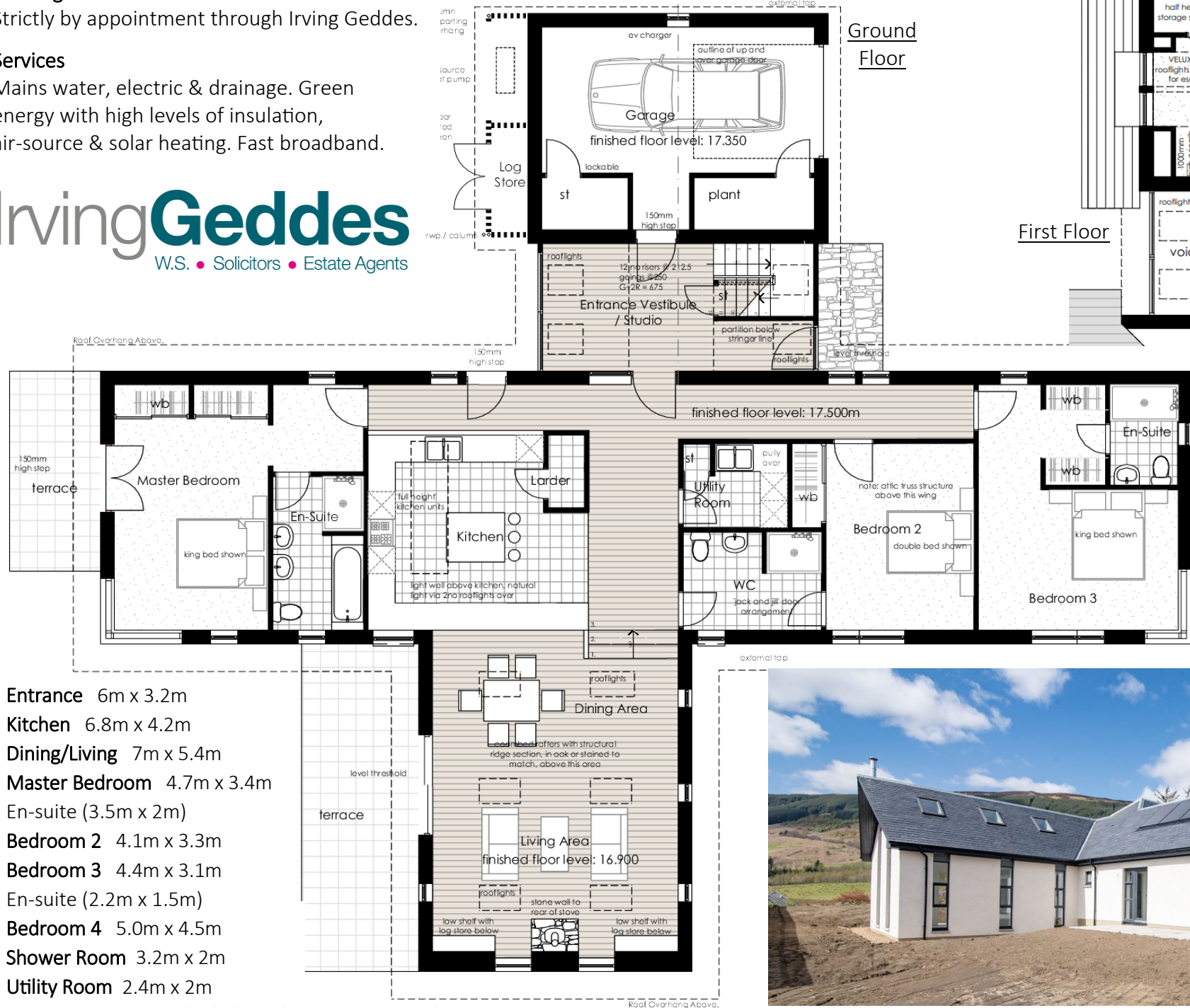
Viewing

Strictly by appointment through Irving Geddes.

Services

Mains water, electric & drainage. Green energy with high levels of insulation, air-source & solar heating. Fast broadband.

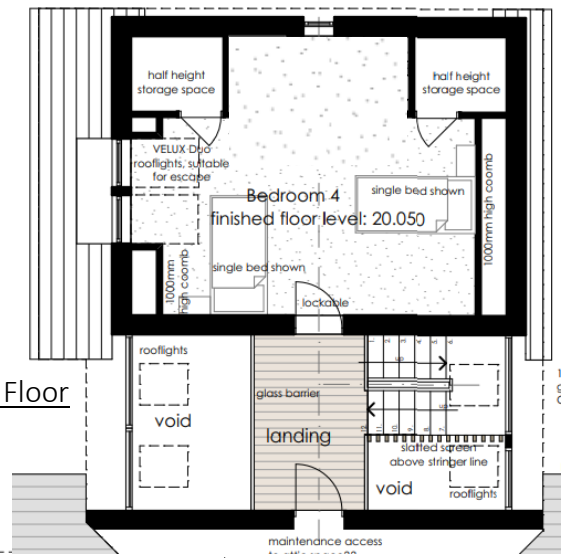
Irving Geddes
W.S. • Solicitors • Estate Agents



- Entrance** 6m x 3.2m
- Kitchen** 6.8m x 4.2m
- Dining/Living** 7m x 5.4m
- Master Bedroom** 4.7m x 3.4m
- En-suite** (3.5m x 2m)
- Bedroom 2** 4.1m x 3.3m
- Bedroom 3** 4.4m x 3.1m
- En-suite** (2.2m x 1.5m)
- Bedroom 4** 5.0m x 4.5m
- Shower Room** 3.2m x 2m
- Utility Room** 2.4m x 2m
- Garage** 6m x 4.4m (including plant room & store)

Ground Floor

First Floor



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



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