

NO. 3 NEW COTTAGES  
FORTINGALL, ABERFELDY, PH15 2LL





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### NO. 3 NEW COTTAGES, FORTINGALL, ABERFELDY, PH15 2LL

A most charming traditional terraced cottage situated in the beautiful hamlet of Fortingall, only 8miles from Aberfeldy and 6miles from Kenmore, at the head of Loch Tay. Situated in an area of breathtaking natural beauty, within easy reach of the full range of amenities available within Aberfeldy and a short walk to the historic Fortingall Hotel and famous Fortingall Yew Tree. A deceptively spacious and characterful three bedroom home with private garden/parking & boasting a stunning open outlook.

The rear garden is laid to gravel parking for two cars, with a large timber shed. Entrance to a rear HALL with shelved storage and W.C. off and modern fitted KITCHEN. The large lounge has a beautiful outlook, shelved recesses, wood-burning stove & storage cupboard, the DINING ROOM/BEDROOM THREE again enjoys an outlook over the front garden & the entrance lobby has stairs to upper floor. The upper landing has storage & access to TWO generously sized DOUBLE BEDROOMS and luxury BATHROOM with roll-top bath and separate shower. The bedrooms both enjoy lovely views across open countryside and large built-in storage.

A particularly charming cottage, rare to the market & one enjoying an enviable position in one of Scotland's most scenic areas. Presented in move-in condition and likely to have broad appeal, early viewing is advised.

**Services** Mains Water, Drainage and Electric. LPG heating.

**Viewing** Strictly by appointment      **Energy Performance** Rated 'F'

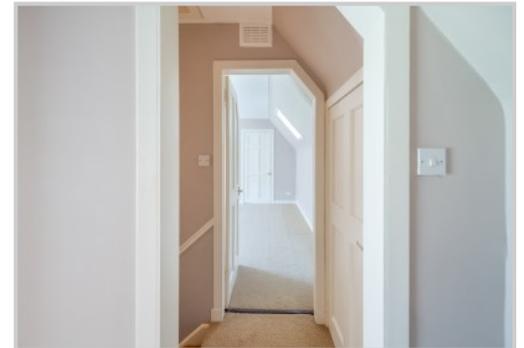
**Video Walkthrough** <https://my.matterport.com/show/?m=raksmuo9DTB>

This area of Highland Perthshire is renowned for its outstanding beauty and numerous opportunities for outdoor pursuits including walking, cycling and climbing. Fortingall is situated on the edge of the Tay Forest Park which has a number of attractive walks. Nearby Loch Tay provides opportunities for water sports and fishing with shooting and stalking available locally. The village of Aberfeldy is a short drive away and has a good range of shops and services, restaurants, bars, cafes and independent retailers, along with both primary and secondary schooling. Breadalbane Academy incorporates a community campus for public use, hosting a swimming pool, library and gym. Aberfeldy is also home to the Birks Cinema and a number of social clubs & churches. There are numerous golf courses including Aberfeldy, Strathtay & Kenmore. To the south is the city of Perth which offers a wide range of amenities including a hospital, railway station, theatre and concert hall, along with a number of national and independent retailers.





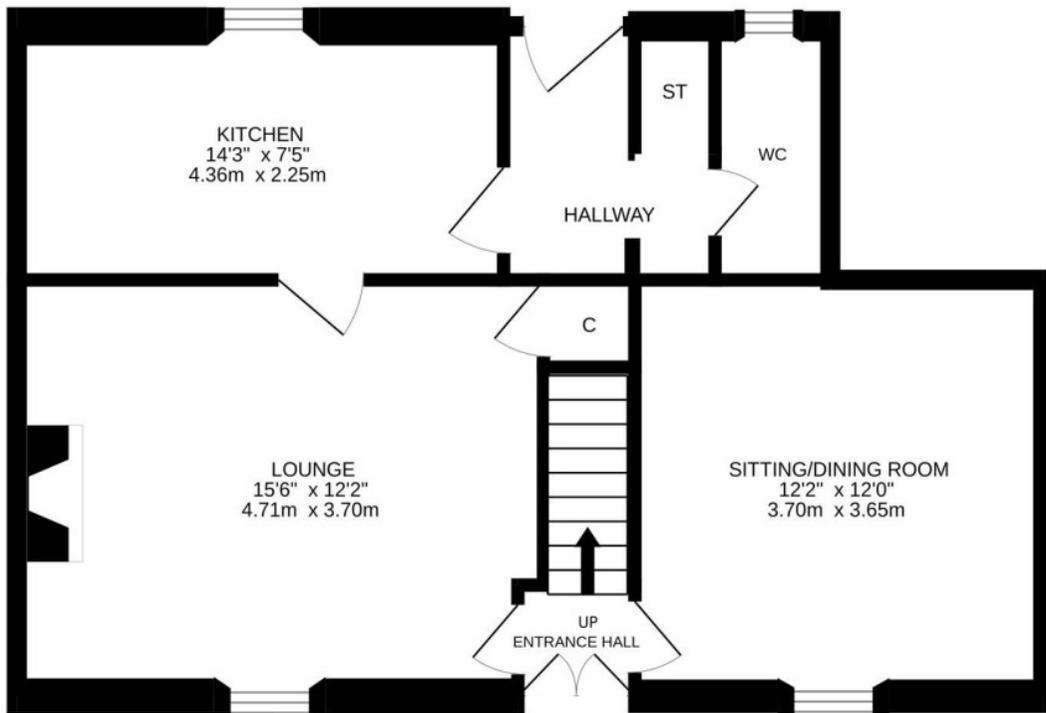






These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.

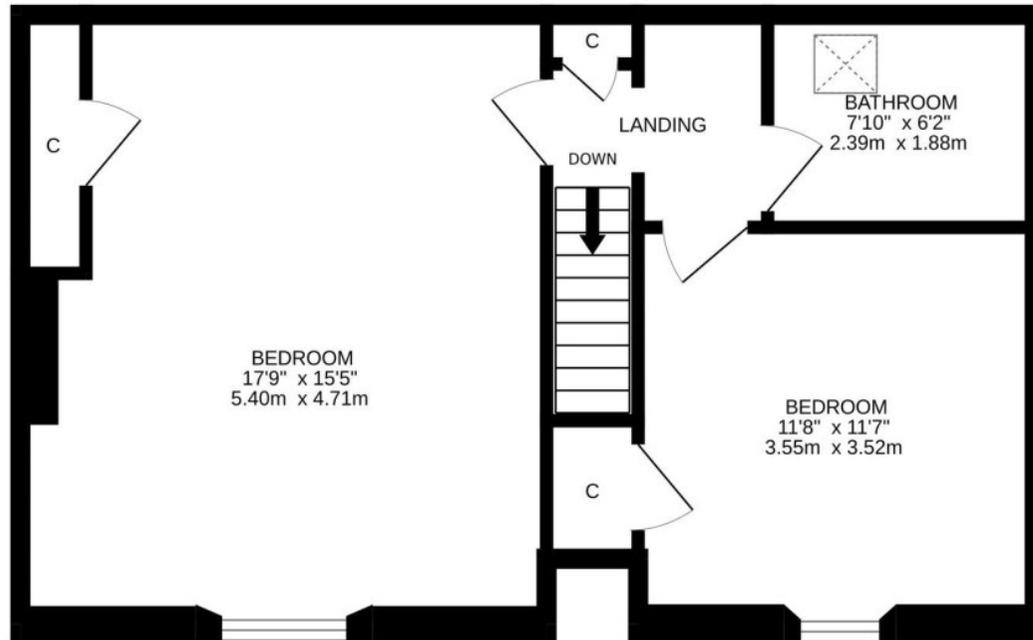




GROUND FLOOR



1ST FLOOR





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