



Fearnan Cottage, Fearnan, Aberfeldy, PH15 2PF  
Offers Over £200,000



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Fearnan Cottage  
Fearnan  
Aberfeldy  
PH15 2PF

Offers Over  
£200,000

We are pleased to bring this three-bedroom semi-detached house to the market.



Fearnan Cottage is located in the village of Fearnan and enjoys an elevated position with stunning views of Loch Tay. The house requires modernising and upgrading which is reflected in the valuation, but it has lots of potential to become a beautiful home or holiday getaway. It is in a quiet location with no passing traffic and only a few neighbouring properties.

The cottage has thick outer walls resulting in deep wooden window ledges downstairs. It has attractive, traditional style timber internal doors and unusually the back "stable" style door opens to the garden from the 1<sup>st</sup> floor as the house is built into the sloping garden. The house is heated by oil central heating with two woodburning stoves.

Enter the property via a large sun porch then into the living room with a feature stone wall and an inset woodburning stove. The large kitchen/dining room on the opposite side has beech effect wall and floor units with tiled splashback. There is a large "Stoves" LPG range and spaces for white goods. There is a woodburning stove set in a fire surround.

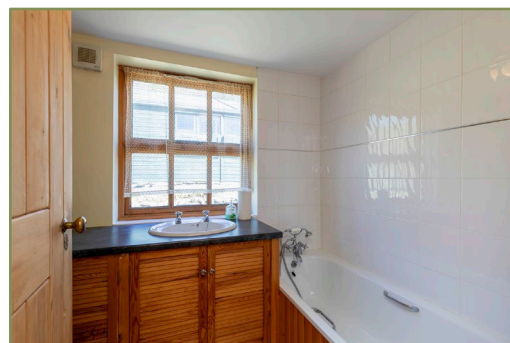
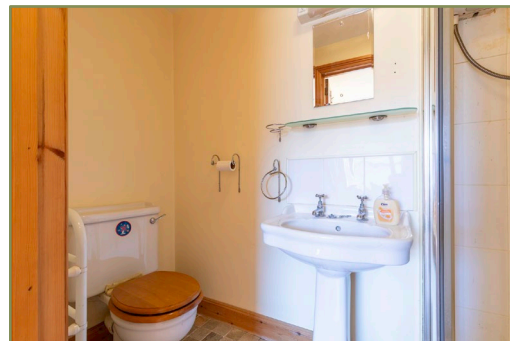
Upstairs there are three double bedrooms, two with en-suite shower rooms, a family bathroom and a utility room which has plumbing for a washing machine. There is a stable style external door to the rear garden.

Externally the cottage has garden to the front, back and rear. Behind the house there is a garden shed and polytunnel. The sloping side garden is divided by attractive stone wall terracing. To the front there are flower beds again retained by stone walls.

To the side there is a stone built car port and additional storage sheds and parking area.

Additionally, there is small piece of land included in the title which is located on the other side of the main road and extends down to banks of Loch Tay. There is approx. 9 metres of shoreline. A plan can be provided on request.

Fearnan is located a short distance from Aberfeldy where there are schools, shops and a variety of leisure facilities. To the south the village of Killin provides further amenities and easy onward travel to the west coast and Glasgow.





## Dimensions

### Porch

(12' 2" x 6' 11") or (3.70m x 2.10m)

### Living Room

(15' 5" x 11' 10") or (4.70m x 3.60m)

### Kitchen/Dining Room

(17' 7" x 14' 5") or (5.35m x 4.40m)

### Master Bedroom

(15' 3" x 15' 1") or (4.65m x 4.60m)

### En Suite

(9' 6" x 3' 3") or (2.90m x 1.00m)

### Bedroom 2

(14' 9" x 11' 2") or (4.50m x 3.40m)

### En Suite

(8' 0" x 3' 11") or (2.45m x 1.20m)

### Bedroom 3

(13' 5" x 9' 0") or (4.10m x 2.75m)

### Utility Room

(11' 4" x 8' 10") or (3.45m x 2.70m)

### Bathroom

(8' 8" x 5' 11") or (2.65m x 1.80m)

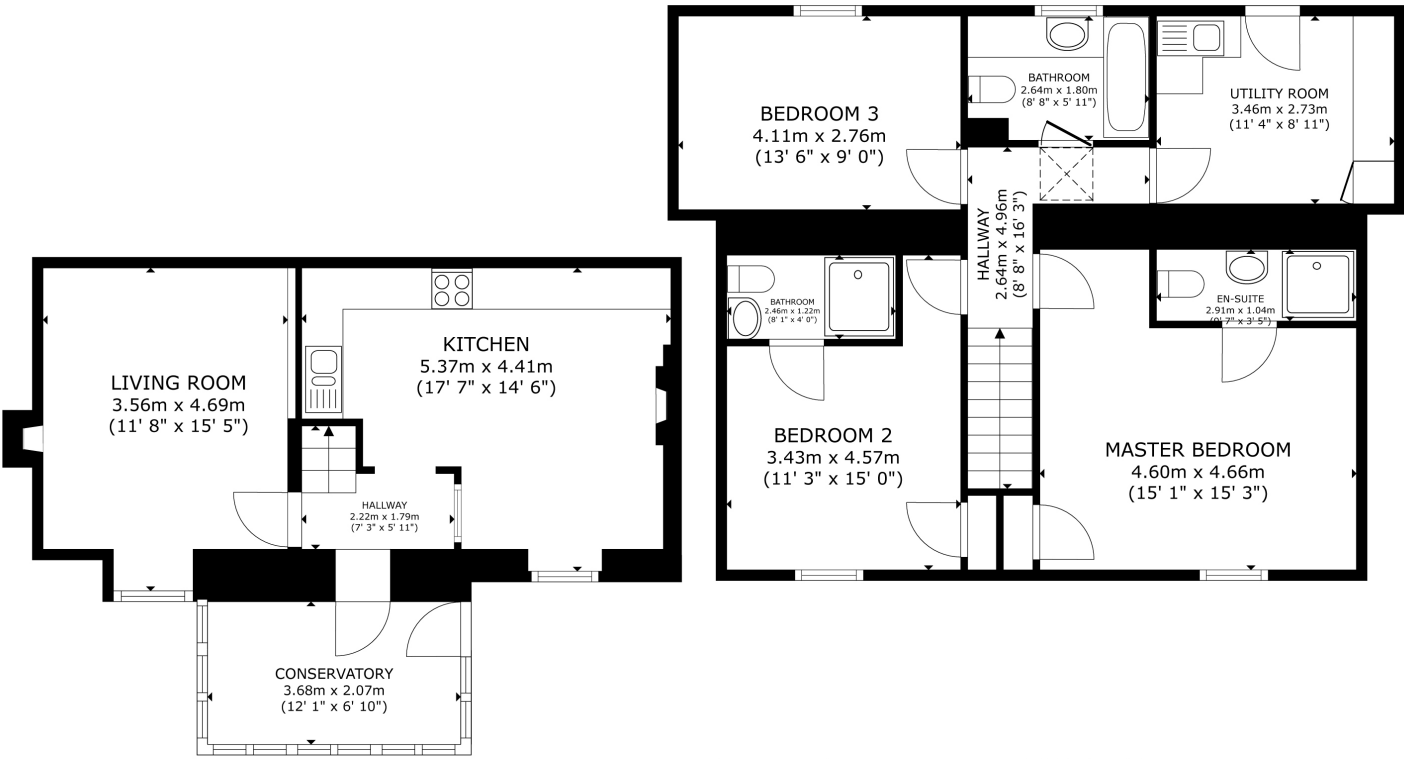


## Directions

From our Aberfeldy office, travel SW on A827 signposted to Kenmore and Killin. Pass through Kenmore and continue down lochside.

On arrival in Fearnan, ignore first turn off to the village and watch for the next right turn onto a gravel track with wooden mailbox and a sign for Fearnan Cottage.

Follow track up hill and round to the right, Fearnan Cottage is the 2nd house on the left.



### Fearnan Cottage Fearnan PH15 2PF

GROSS INTERNAL AREA  
 FLOOR 1 48.7 m<sup>2</sup> (525 sq.ft.) FLOOR 2 77.1 m<sup>2</sup> (830 sq.ft.)  
 TOTAL : 125.8 m<sup>2</sup> (1,355 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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