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6 Braes of Taymouth Kenmore PH15 2HQ

Offers Over £420,000

6 Braes of Taymouth is a beautifully presented five bedroom house situated in a secluded cul-de-sac and with views of Kenmore, Loch Tay and the surrounding hills.

The house is in an elevated position overlooking the head of the loch with the village in the just across the water. It's position ensures that it is away from the hubbub of the village but still within easy reach. It is in walk-in condition and would make a beautiful family home.

The house accessed directly into the upper floor where the main living accommodation is situated. Enter into a vestibule which in turn opens to a hallway. The spacious and bright living room has large windows taking in the views of the loch below and surrounding trees. It is partially open plan to the adjacent dining room.

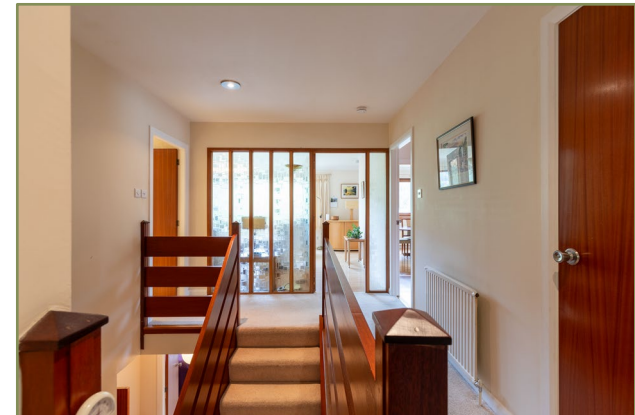


The kitchen has direct access from the dining room and the hallway. It has a mixture of wooden wall, floor and full height units with eye level double oven, ceramic hob with extractor fan. There is a utility room which houses the boiler and has space for a washing machine and tumble dryer.

There are two double bedrooms on this floor, the master bedroom has two built-in wardrobes and an ensuite shower room. Additionally there is a family bathroom.

The stairs to the lower floor are situated in the centre of the house. Downstairs there are three further double bedrooms. Bedroom three has 2 built-in wardrobes, bedroom five has shelved cupboard and currently bedroom four is used as a study/storeroom.

Externally the house has a generously proportioned single garage which stands separately from the house to the side. At the house entrance there is a grassed area to the left with a flower border at the door. To the side there is an elevated decked area with steps that lead down into the rest of the garden. Paths weave through a mixture of lawn, shrubs and trees.



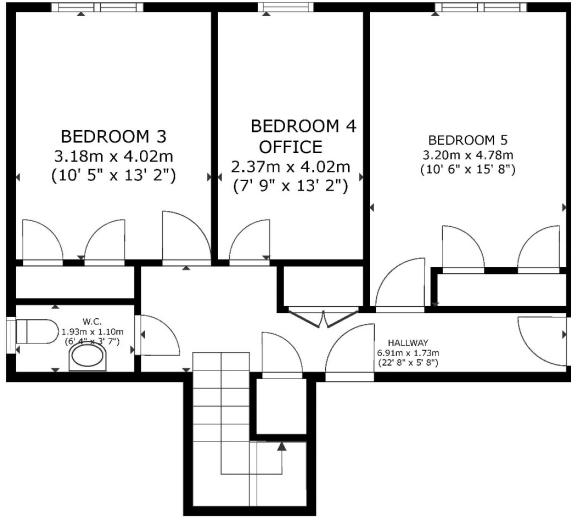
The village of Kenmore is within a short drive or walk and has a primary school and village shop. The recently built Scottish Crannog Centre is close by offering a museum, and cafe. Aberfeldy is a short drive to the east and benefits from having both primary and secondary schools, a health centre, a community cinema and various sports facilities, including a golf course and tennis courts. The Breadalbane campus offers further sporting opportunities including swimming and a sports hall. The town also has from a variety of independent shops, cafes and a small supermarket.

Directions

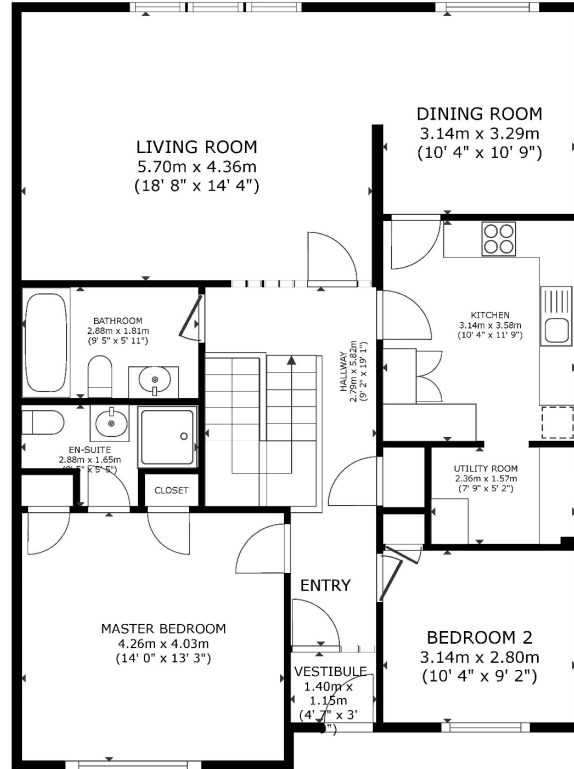
From Aberfeldy, head west on A827 signposted to Kenmore. As you arrive in Kenmore, turn left at sharp bend then immediately left up the hill. Follow road round hairpin bend and pass a new house on left then when road swings back to the right head straight on onto the gravelled road. Turn left down slope then further down, take right fork and the house is the last one. There is space to park and turn at the house.



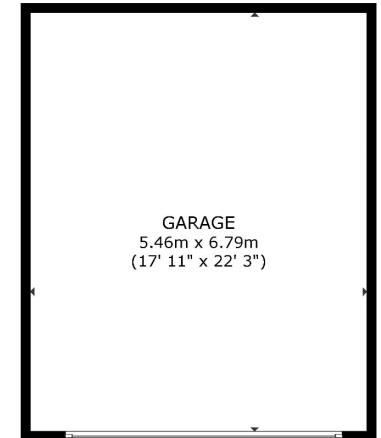




LOWER GROUND FLOOR



GROUND FLOOR



6 Braes of Taymouth Kenmore PH15 2HQ

GROSS INTERNAL AREA
 FLOOR 1 56.3 m² (606 sq.ft.) FLOOR 2 106.6 m² (1,147 sq.ft.)
 EXCLUDED AREAS : GARAGE 37.1 m² (399 sq.ft.)
 TOTAL : 162.9 m² (1,753 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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