



THE NEW HOUSE
MANSE LANE, ST FILLANS, PH6 2NF



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Irving Geddes are delighted to offer for sale a bespoke modern detached four bedroom family villa, located in beautiful St Fillans, on Loch Earn. The New House was designed by The Denholm Partnership and constructed in 2006, a spacious dwelling boasting versatile accommodation set within 0.3 acres in the heart of the village and enjoying a spectacular outlook.

The generous layout is set over two floors, the ground floor comprising; a spacious RECEPTION HALL, large LOUNGE with log burning stove and French doors to the garden, open plan to a DINING ROOM/SNUG which also has French doors. The BREAKFASTING KITCHEN is located off the hall, & has an external door and a UTILITY ROOM & W.C. off. Also on the ground floor is a FAMILY BATHROOM & TWO DOUBLE BEDROOMS, a STUDY/OFFICE area with built-in cupboard, & BOILER ROOM with internal door to the double garage.

The upper floor has a landing with eaves storage & 2 particularly spacious DOUBLE BEDROOMS, both of which have EN-SUITE SHOWER ROOMS. The master bedroom has French doors leading to a sheltered balcony which enjoys an elevated outlook over the hills and views to the Loch.

There are two gravel driveways with parking for several vehicles; one driveway gives access to an integral double garage, with powered roller doors, the second accessing the rear. The garden is extensively laid to lawn with an extended timber decked area to the front and side.

St. Fillans is set at the eastern end of Loch Earn, amidst outstanding scenery of Loch Lomond & the Trossachs National Park. A charming village with a bustling shop/café, and hotels with bars and restaurants. The local primary school is at Comrie, which is 6mils away (school bus provided) & additional primary and secondary education is available at Crieff. Private schooling can be found at Ardvreck & Morrison's Academy in Crieff. The surrounding countryside is ideal for cycling and walking, with climbing routes for Ben Vorlich and other surrounding peaks. There is an award winning 9 hole golf course & Loch Earn offers fishing & a full range of activities, with the sailing club having moorings. Both Edinburgh & Glasgow can be reached by car in under 90mins.

Video Walkthrough <https://my.matterport.com/show/?m=2APGAERkSNw>

Energy Performance Rated 'D' **Council Tax** Rated 'G'

Services Mains water, electric and drainage. LPG fired central heating.

Viewing Strictly by appointment through Irving Geddes W.S. on 01764 653771.

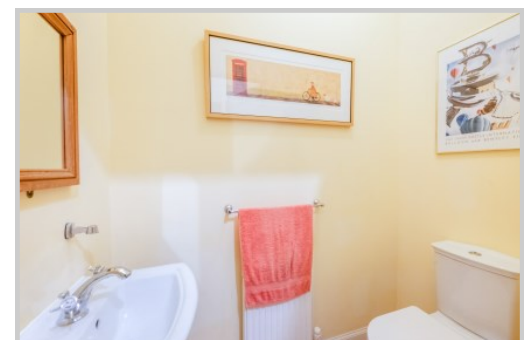
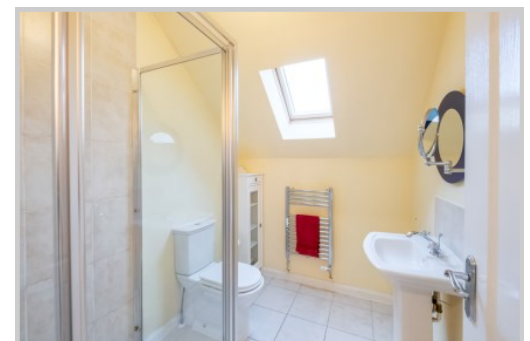






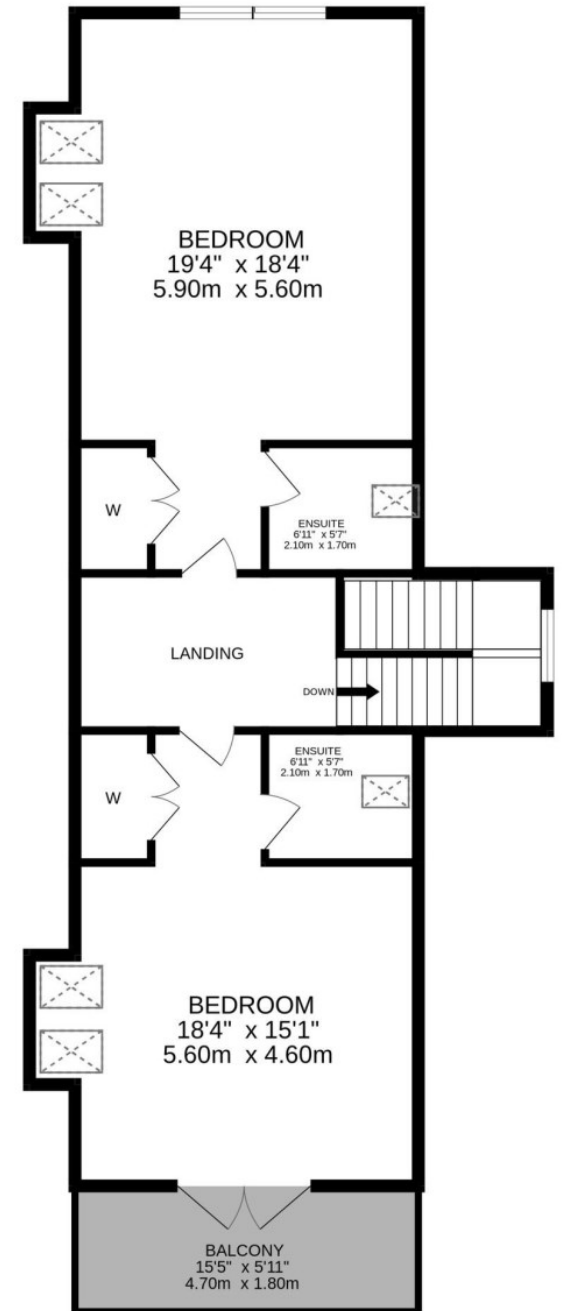
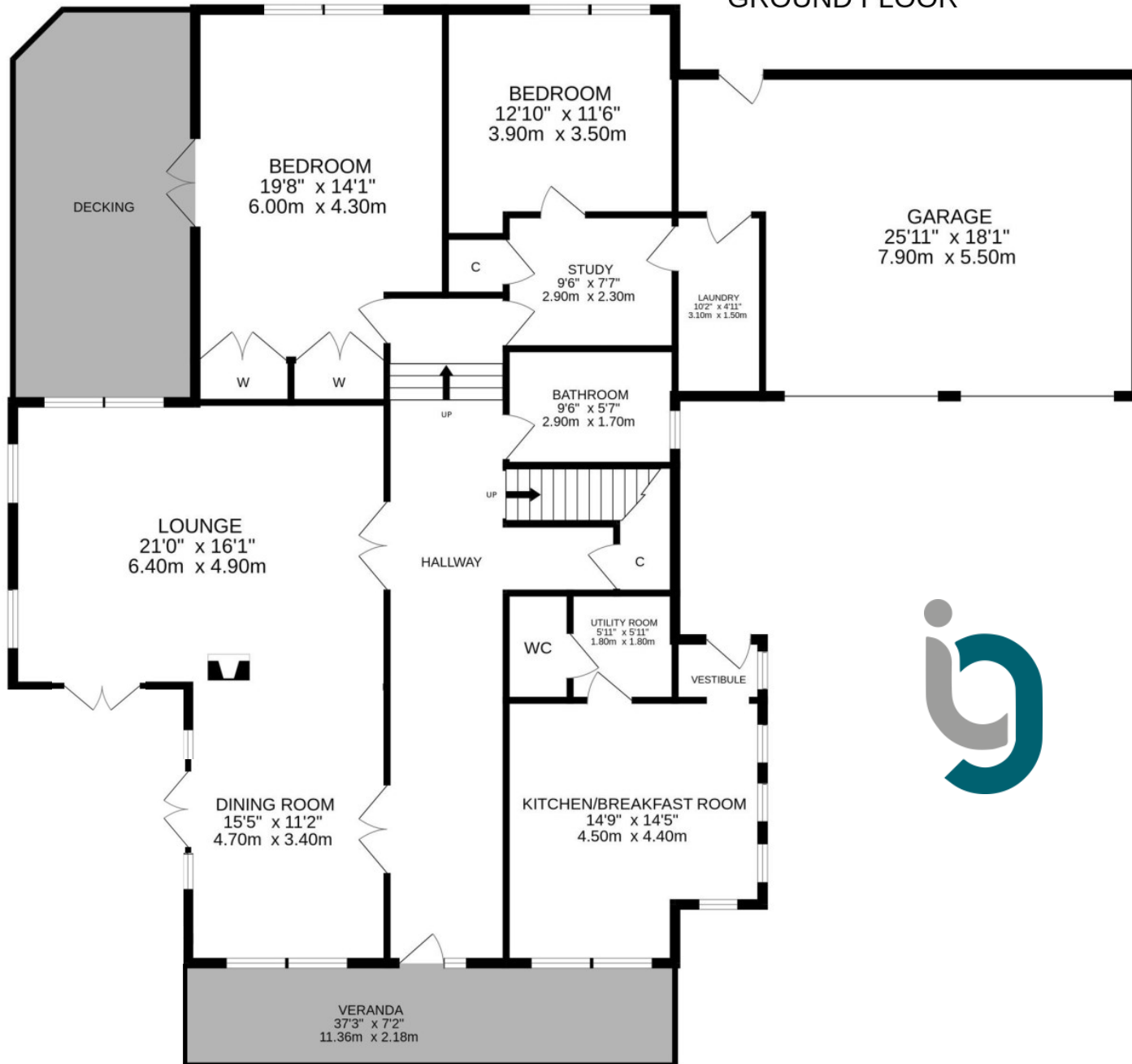








GROUND FLOOR



1ST FLOOR



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