



Buy your next home with Next Home

Leading Perthshire Estate Agency

12 Maxwells, Mains of Taymouth, Kenmore, Aberfeldy, PH15

Offers Over £299,950


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

12 Maxwells, Mains of Taymouth, Kenmore,
Aberfeldy, PH15 2HN

Many thanks for your interest with 12 Maxwells, Mains of Taymouth, Kenmore, Aberfeldy, PH15 2HN.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Set at the eastern shore of the spectacular Loch Tay, Kenmore is one of Perthshire's most picturesque and sought-after conservation villages, renowned for its timeless charm, breathtaking scenery and exceptional quality of life.

Steeped in history and character, Kenmore is home to an attractive village square lined with whitewashed cottages and a shop. The village and its locality boast welcoming restaurants, cafes, a beach, a marina and easy access to a wealth of leisure pursuits including sailing, paddle boarding, fishing, cycling and walking, with numerous scenic trails leading directly into the surrounding Highlands.

The vibrant towns of Aberfeldy and Pitlochry are within easy reach, and the cities of Perth, Edinburgh and Glasgow are all easily accessible.



Property Summary

Nestled within the prestigious Mains of Taymouth Country Estate & Golf Course, this exceptional two-bedroom mid-terraced villa presents a rare opportunity to acquire a beautifully appointed holiday retreat in the heart of Highland Perthshire.

Immaculately presented throughout, the property has been thoughtfully designed to offer elegant contemporary living, with stylish interiors, quality finishes and a welcoming atmosphere that perfectly complements its idyllic surroundings.

The accommodation centres around a spacious open-plan living, dining and kitchen area, creating an inviting space for relaxing and entertaining. Both generously proportioned double bedrooms benefit from beautifully finished en-suites, offering privacy and comfort for family and guests alike. A separate utility/shower room on the ground floor provides additional practicality and convenience. All furniture, fixtures and fittings and white goods are included in the sale.

The property has a small, paved terrace to the rear and has the benefit of the communal gardens grounds which are maintained by Mains of Taymouth. There is parking to the front.

This superb villa is designated for second home and holiday home use only and cannot be occupied as a principal residence. The property offers an effortless lock-up-and-go lifestyle in one of Scotland's most desirable holiday destinations.

Residents enjoy access to the outstanding amenities of the renowned Mains of Taymouth Country Estate, including its championship golf course, award-winning Courtyard restaurant, country shop and an abundance of outdoor pursuits on the doorstep.



Key property features

- ✓ Stunning holiday home in scenic location
- ✓ Open plan living space
- ✓ 2 Double Bedrooms with en-suite facilities
- ✓ Utility/Shower room
- ✓ Parking
- ✓ Set within Mains of Taymouth Country Estate and Golf Course
- ✓ 120-acre estate & Golf course
- ✓ Close to all amenities
- ✓ Walk in Condition
- ✓ Rare to the market
- ✓ All furniture, fixtures and fittings and white goods are included in the sale.









Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.

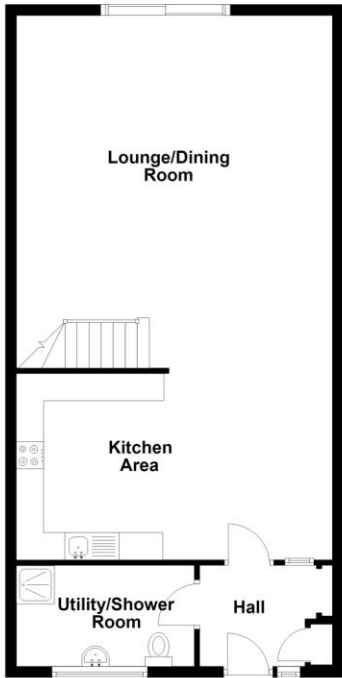


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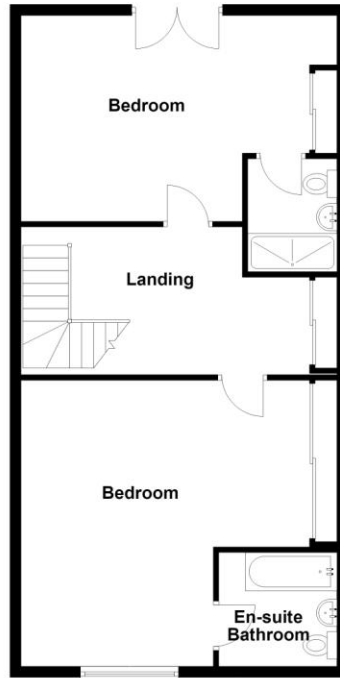
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Floorplans

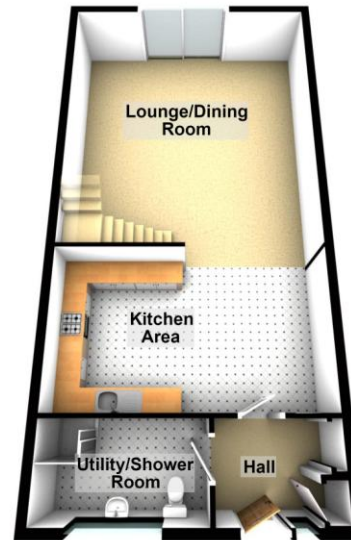
Floor Plan



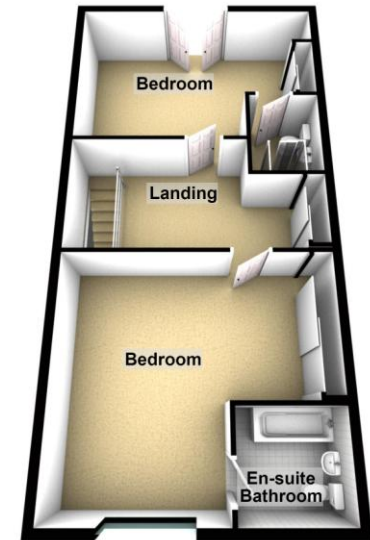
First Floor



Floor Plan



First Floor





PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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