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Leading Perthshire Estate Agency

Beulah, Fearnan, Aberfeldy, PH15 2PF

Offers Over £299,950

NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with Beaulah, Fearnan, Aberfeldy, PH15 2PF .

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 along the tranquil northern banks of Loch Tay, Fearnan is a picturesque and intimate Highland village offering a compelling blend of natural beauty and exclusive rural living.

Positioned just three miles from Kenmore and around six miles from Aberfeldy, Fearnan enjoys a sense of seclusion without complete isolation.

These nearby hubs provide everyday amenities, schooling and leisure facilities, while the village itself remains largely residential with a strong emphasis on lifestyle and tranquillity.

Property Summary

Set within generous garden grounds in the picturesque hamlet of Fearnan, this beautifully positioned detached bungalow enjoys magnificent uninterrupted views across the loch and surrounding Highland countryside.

The accommodation comprises a bright and welcoming lounge with large picture window framing the spectacular loch views and open plan to the dining area with rear facing window; a well-appointed kitchen with ample dining space, garden room with door to the rear; bathroom; three comfortable bedrooms with excellent storage and the principal having an en-suite shower room.

Externally, the property is set within extensive mature garden grounds, providing privacy and ample outdoor space for entertaining, or simply enjoying the tranquil setting.

The elevated position maximises the breathtaking outlook over the water and hills beyond, and a driveway and garage provide plentiful parking.

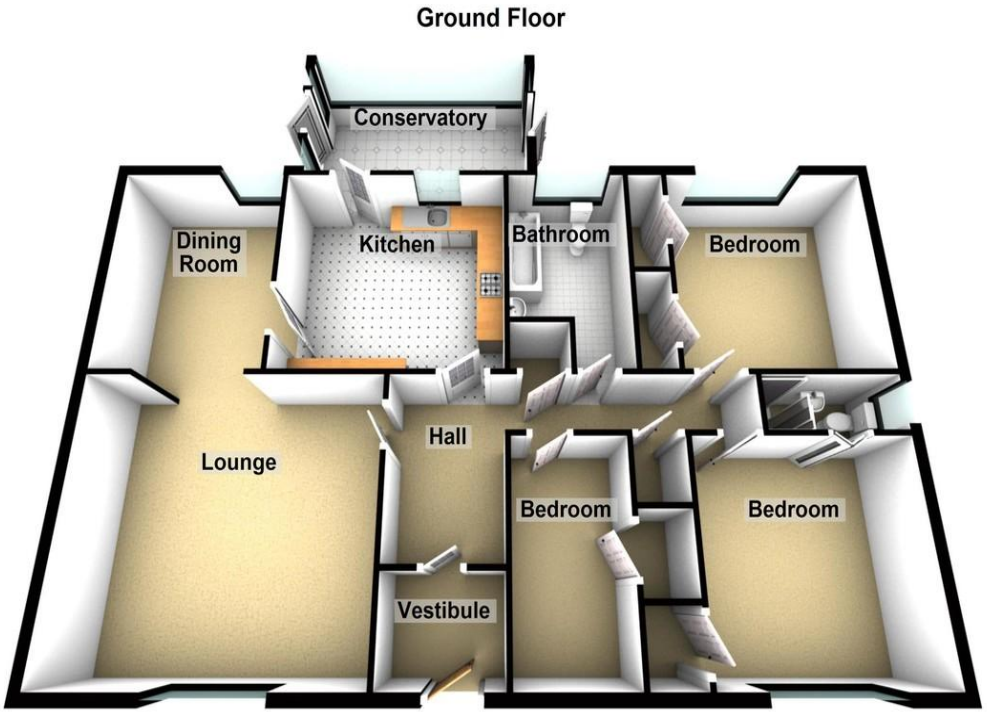
This is a rare opportunity to acquire a superbly situated home with outstanding Lochside scenery, generous grounds, and tremendous lifestyle appeal. The layout is ideally suited for both permanent residence and holiday use.

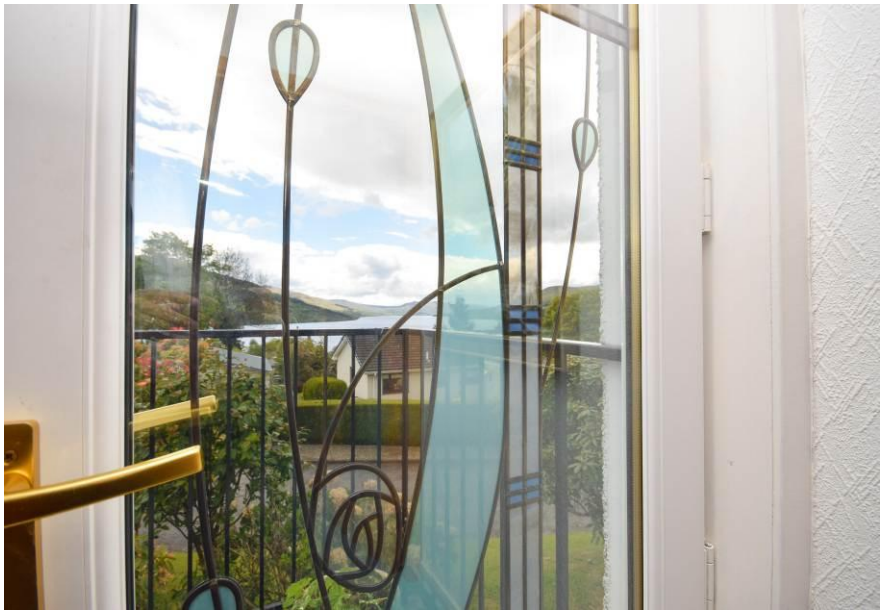
Early viewing is highly recommended.

Key property features

- Detached Bungalow
- Magnificent views of Loch Tay
- Large corner plot
- Bright lounge diner with large picture window and views
- Dining Kitchen
- Garden room with access to the garden
- 3 Bedrooms with excellent storage
- Bathroom & En-suite
- Garage and driveway
- Rare to the market

Floorplans


Ground Floor
Conservatory
Dining Room
Kitchen
Bathroom
Bedroom
Lounge
Hall
Bedroom
Bedroom
Vestibule



Property Room Sizes

VESTIBULE
4' 11" x 4' 3" (1.5m x 1.3m)
HALL
11' 9" x 5' 6" (3.6m x 1.7m)
LOUNGE
15' 8" x 14' 1" (4.8m x 4.3m)
DINING ROOM
10' 2" x 10' 2" (3.1m x 3.1m)
KITCHEN
12' 1" x 10' 5" (3.7m x 3.2m)
GARDEN ROOM
11' 5" x 9' 2" (3.5m x 2.8m)

BEDROOM
11' 9" x 10' 5" (3.6m x 3.2m)
ENSUITE
7' 2" x 3' 11" (2.2m x 1.2m)
BEDROOM
10' 5" x 10' 2" (3.2m x 3.1m)
BEDROOM
11' 9" x 7' 6" (3.6m x 2.3m)
BATHROOM
10' 5" x 4' 11" (3.2m x 1.5m)

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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ESTATE & LETTING AGENTS

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

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