



# Buy your next home with Next Home

Leading Perthshire Estate Agency

26 Tigh Na Loan, Fearnan, Aberfeldy, PH15 2FE

Offers Over £310,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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26 Tigh Na Loan, Fearnan, Aberfeldy, PH15 2FE

Many thanks for your interest with 26 Tigh Na Loan, Fearnan, Aberfeldy, PH15 2FE.

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

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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.

Residents enjoy immediate access to walking, cycling and water-based pursuits.

The loch provides opportunities for kayaking, fishing and wild swimming, reinforcing the area's appeal as both a permanent residence and a second-home destination





# Property Summary

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A beautifully presented mid-terrace, two-bedroom home, thoughtfully designed with energy efficiency and modern living in mind. This property combines well-proportioned and stylish accommodation over 2 floors comprising entrance hall with storage cupboard; spacious bathroom with 4 piece contemporary suite; 2 generously sized double bedrooms with fitted wardrobes, the principal having an ensuite shower room on the ground floor together with an inviting open-plan living space, with vaulted ceiling on the first floor that seamlessly connects to a private balcony via sliding patio doors. From here, you can enjoy breathtaking, uninterrupted views across Loch Tay. The open plan living/dining/kitchen benefits from having a wood burning stove, integrated appliances including induction hob, multi-function oven, dishwasher and fridge/freezer.

The property benefits from having an air source heat pump that ensures low running costs and a reduced carbon footprint throughout the year. The heating and hot water can be controlled by an App.

There is a private parking space pertaining to the property and additional visitors parking alongside.

The landscaped garden grounds are communal and there is the option of additional external storage available to rent if required, ideal for housing sports equipment.

Residents benefit from exclusive access to a private Lochside jetty and beach, perfect for relaxing, wild swimming, or launching kayaks and paddleboards.

Whether used as a permanent residence, holiday home, or investment property, this home offers a rare opportunity to enjoy sustainable living in a truly spectacular setting.



# Key property features

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- ✓ Beautiful views towards Loch Tay
- ✓ Open plan living space with vaulted ceiling and balcony
- ✓ High standard of finishing
- ✓ Kitchen with integrated appliances
- ✓ Bathroom and En-suite
- ✓ 2 double bedrooms with fitted wardrobes
- ✓ Wood burning stove
- ✓ Air source heat pump
- ✓ Private parking
- ✓ Exclusive residents use of private jetty and loch side grass area with small beach













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An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

# Have a property to sell?

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



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# Floorplans

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# Property Room Sizes

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## **HALL**

*16' 9" x 7' 1" (5.11m x 2.16m)*

## **BEDROOM**

*12' 8" x 12' 3" (3.86m x 3.73m)*

## **EN-SUITE SHOWER ROOM**

*9' 4" x 5' 7" (2.84m x 1.7m)*

## **BEDROOM 2**

*11' 5" x 10' 2" (3.48m x 3.1m)*

## **BATHROOM**

*11' 5" x 9' 1" (3.48m x 2.77m)*

## **KITCHEN/DINER**

*18' 10" x 13' 5" (5.74m x 4.09m)*

## **OPEN PLAN LIVING AREA**

*19' 0" x 18' 4" (5.79m x 5.59m)*



# NEXTHOME

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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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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