



PIER COTTAGE  
PIER ROAD, KENMORE, PH15 2HG



**IrvingGeddes**  
W.S. • Solicitors • Estate Agents

## PIER COTTAGE, PIER ROAD, KENMORE, PH15 2HG

Irving Geddes are delighted to offer for sale this charming 3 bedroom detached cottage overlooking Loch Tay, centrally located in the stunning Perthshire village of Kenmore. Boasting an elevated south facing position with views across the loch, the property has private parking & gardens, and outbuildings (former boat shed). The accommodation is on one level and comprises; HALL with storage & doors to BATHROOM & BEDROOM, LOUNGE with wood-burning stove and door to glass lean-to, fully fitted galley KITCHEN, and TWO further interlinked DOUBLE BEDROOMS. The property is partially double-glazed & warmed by oil fired central heating.

The attractive gardens grounds comprise an area of lawn to the front with mature planting and mono-bloc driveway. The large boat-shed has adjacent timber stores and sits at the roadside below the property. The garden rises to the rear, providing a stunning elevated outlook across the loch and has further planting, areas of lawn, timber shed, and pedestrian access to the charming village square.

Pier Cottage is presented in move-in condition and has scope for further development. A beautiful home enjoying an enviable location in one of Scotland's most scenic areas. A home likely to have broad appeal and early interest is recommended.

The beautiful and historic Perthshire conservation village of Kenmore is located at the end of Loch Tay, offering much character and is a haven for the outdoor enthusiast. The charming village square comprises symmetrically arranged buildings with Kenmore Church at one end. The Hotel being one of the oldest Inns in Scotland. The town of Aberfeldy has a full range of services and lies some 6 miles to the east.



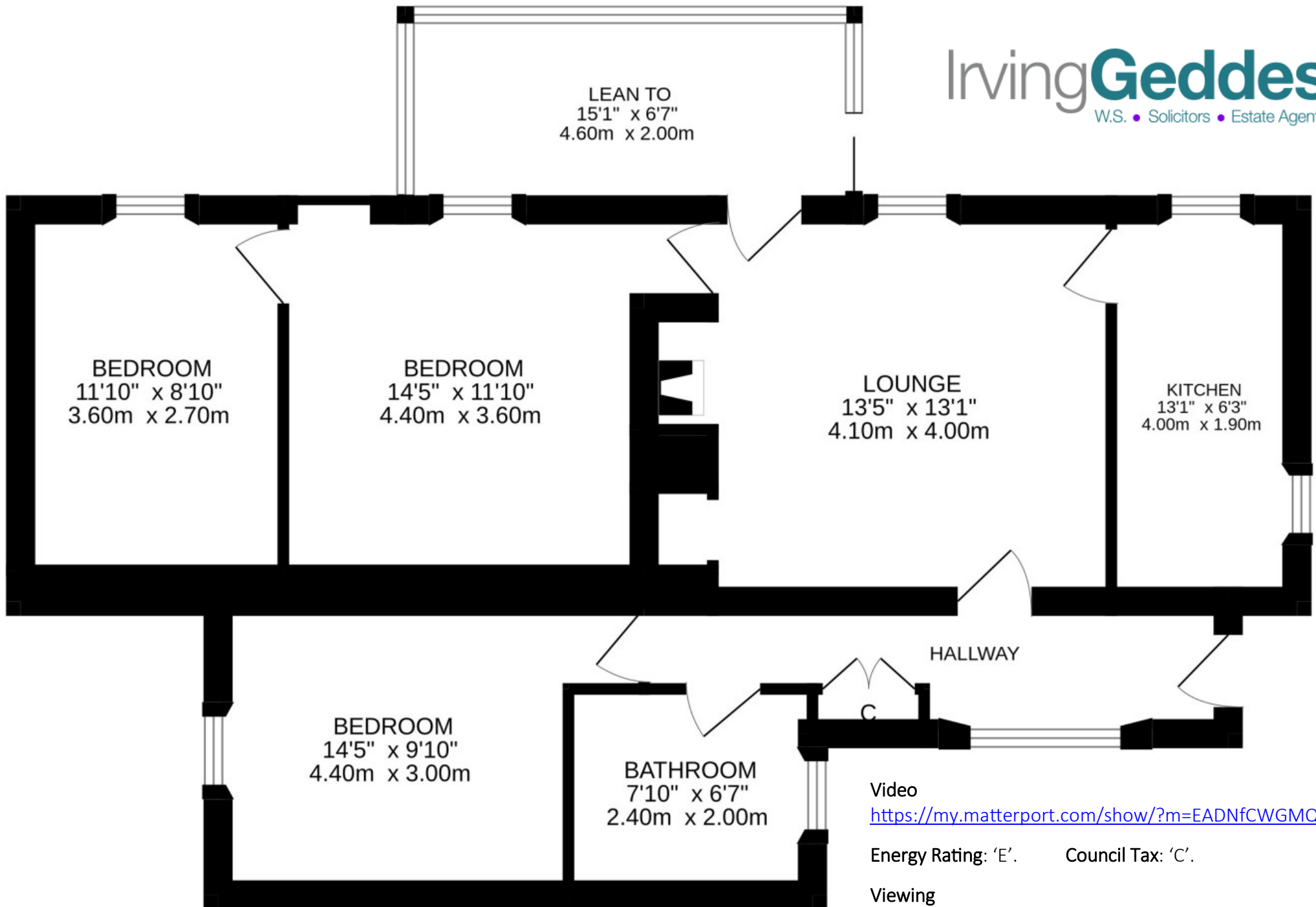








**These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.**



Video

<https://my.matterport.com/show/?m=EADNfCWGMQX>

Energy Rating: 'E'.

Council Tax: 'C'.

Viewing

Strictly by appointment - Irving Geddes 01887 822722.





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25 West High Street, PH7 4AU  
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