



Brambles | Fearnan
Aberfeldy | PH15 2PG

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|-------------------|---|-----------------------|
| • RECEPTION ROOMS | 1 | • INTEGRAL GARAGE |
| • BEDROOMS | 3 | • WRAP AROUND GARDEN |
| • BATHROOMS | 2 | • STUNNING LOCH VIEWS |



OFFERS OVER
£425,000

BRAMBLES, FEARNAN

Set in a truly picturesque and tranquil location, this exceptional detached bungalow offers the perfect blend of comfort, space, and stunning natural beauty, with magical uninterrupted views over Loch Tay.

The heart of the home is a spacious and contemporary dining kitchen, thoughtfully designed with a central island and ample room for a family dining table, ideal for both everyday living and entertaining. This bright and sociable space provides access to a separate utility room and flows seamlessly through to a delightful sun porch.

The inviting living room features a charming log burner, creating a cosy focal point, and opens into a conservatory where you can fully appreciate the spectacular loch views all year round.

The accommodation comprises a generous master bedroom with en-suite shower room, a well-proportioned double bedroom, and a comfortable single bedroom. A stylish family bathroom completes the interior, featuring both a separate bath and a shower cubicle.

Externally, the property continues to impress with a wrap-around garden, mainly laid to lawn, complemented by a patio area, vegetable beds, and a log store, perfect for enjoying the peaceful surroundings.

A gated driveway provides ample parking and leads to an integral garage.

Additional garden ground is positioned on the opposite side of the road, offering an ideal space for family gatherings or summer sports.

This is a rare opportunity to acquire a beautiful home in an enviable lochside setting, offering both privacy and truly captivating views.



LOCATION

Fearnan is a charming village nestled on the northern shore of Loch Tay. It is celebrated for its breathtaking scenery, including stunning views of the surrounding hills and Loch Tay itself. The village is a blend of old crofts and more modern buildings. The remnants of a hidden village of crofts can be found below the forestry of Drummond Hill.

Nearby Aberfeldy, is the geographical heart of Scotland situated on Scotland's longest river, the River Tay and is home to the Birks Cinema and Dewar's Distillery. You will also find a good selection of local shops, a golf course, community campus housing the library, swimming pool and sporting facilities as well as primary and secondary schools. The area is renowned for outdoor activities including white water rafting, abseiling, gorge walking, canyoning, and mountain biking.





DIRECTIONS

Take the A849 from Aberfeldy for about 9 miles passing through Kenmore and continuing on to Fearnan. At the tall hedge beside the war memorial, turn right and continue uphill into the village passing the village hall on the left. Take the next left at Dalchiaran and follow road round keeping left, down the single lane road, where you will find Brambles, second on your right.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

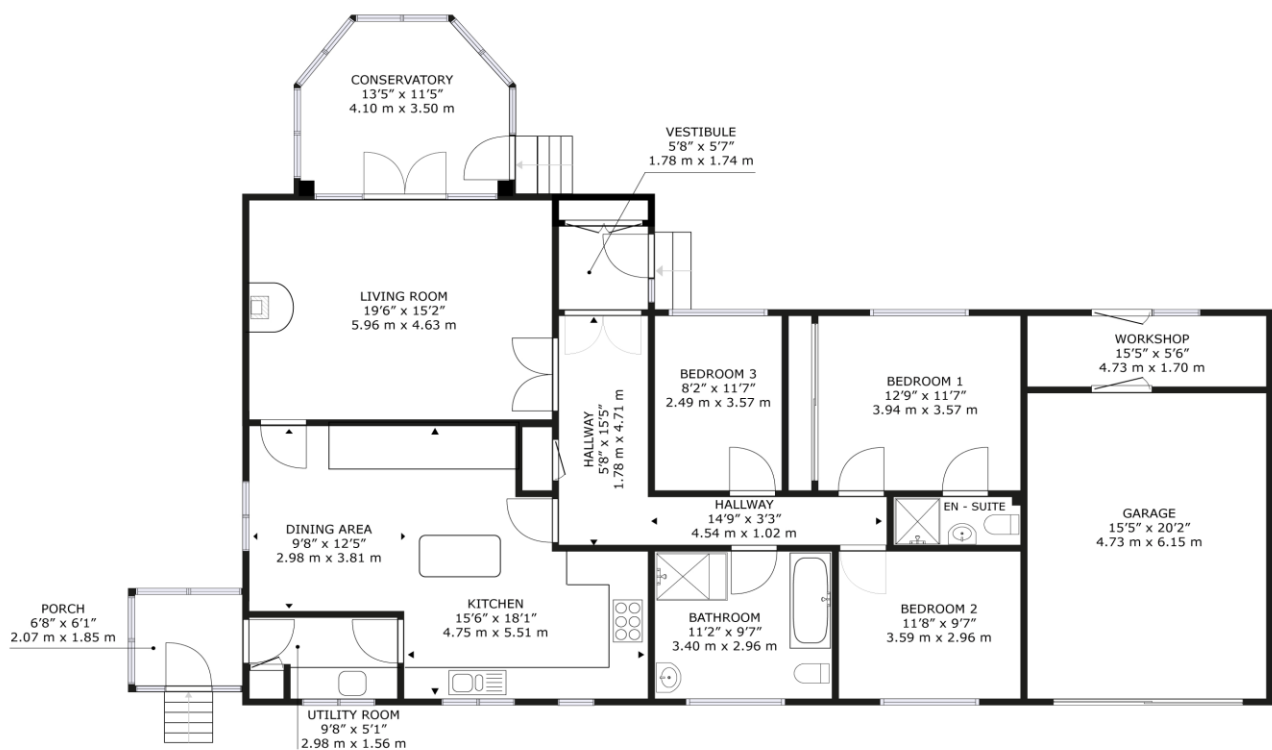
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

01796 472606 | property@jandhmitchell.com | www.jandhmitchellproperty.co.uk

EPC RATING D

COUNCIL TAX BAND F



Brambles, Fearnan Aberfeldy PH15 2PG

GROSS INTERNAL AREA
GROUND FLOOR : 1395 sq. ft, 129.6 m², GARAGE: 400 sq. ft, 37.1 m²
TOTAL: 1795 sq. ft, 166.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.