



ALLT-AN-FHIONN
ST FILLANS, PERTHSHIRE, PH6 2NG



Irving Geddes are delighted to offer for sale this stunning detached period home enjoying a private position on the western edge of the beautiful Perthshire village of St.Fillans. The 5 bedroom property has been upgraded & modernised by the current owner, & offers substantial, flexible accommodation set over 2 floors, the ground floor comprises; Vestibule, Cloakroom, Reception Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, W.C, Conservatory and office. An extension has added a double garage with store, a Fitness Room (including Sauna) and a Shower Room. On the first floor there is an en-suite Master Bedroom, a further four double bedrooms (one used as an office), another large office, Bathroom and W.C. enjoying an elevated position Allt-an-fhionn is set within c.3 acres, with ample private parking to the front and rear, along with wooded areas, lawn, stunning flowering shrubs, mature planting & trees. The Allt-an-Fhionn burn runs through the west side of the plot, with beautiful waterfalls to the rear of the grounds. there is an additional parking area adjacent to the road, along with a single attached garage to the rear and further detached garage located off the private drive.

Built in 1904 & re-built 10 years later following an arson attack by suffragettes, Allt-an-Fhionn was one of three properties in the area Burnt down on the night of 3rd Feb 1914. Owned by the vice-chairman of the anti-suffrage League, the property was an obvious target.

Presented in move-in condition with the lounge & master suite offering an opportunity for buyers to further develop. A most striking home located in one of Scotland's most scenic & popular areas.



Location

St. Fillans is at the eastern tip of Loch Earn, within the boundary of the Loch Lomond & Trossachs National Park. Fishing, sailing and water-skiing are all well established here, with boat-launching & equipment hire all close by. This is also a walker's paradise with the munros Ben Vorlich and Stuc a' Chroin situated on the South side of the Loch along many woodland and hill walks. St. Fillans has a popular golf course, village shop & a range of hotels/restaurants. Private schooling in the area include Glenalmond, Morrisons Academy, Ardvreck, Craigclowan, Kilgraston and Strathallan and there is a primary school in Comrie (6 miles) and high school in Crieff (13 miles). A regular bus service runs from St Fillans, to the historic City of Perth (30miles) connecting with trains running from both Stirling, Glasgow, Edinburgh & London. Both Glasgow and Edinburgh are easily accessible by car being only 60 and 64 miles away respectively.















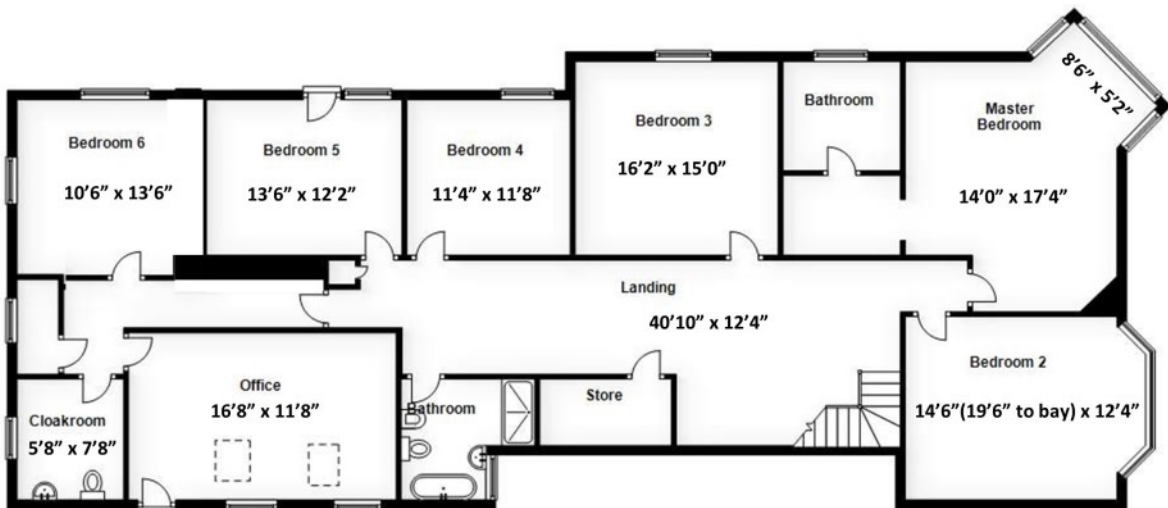
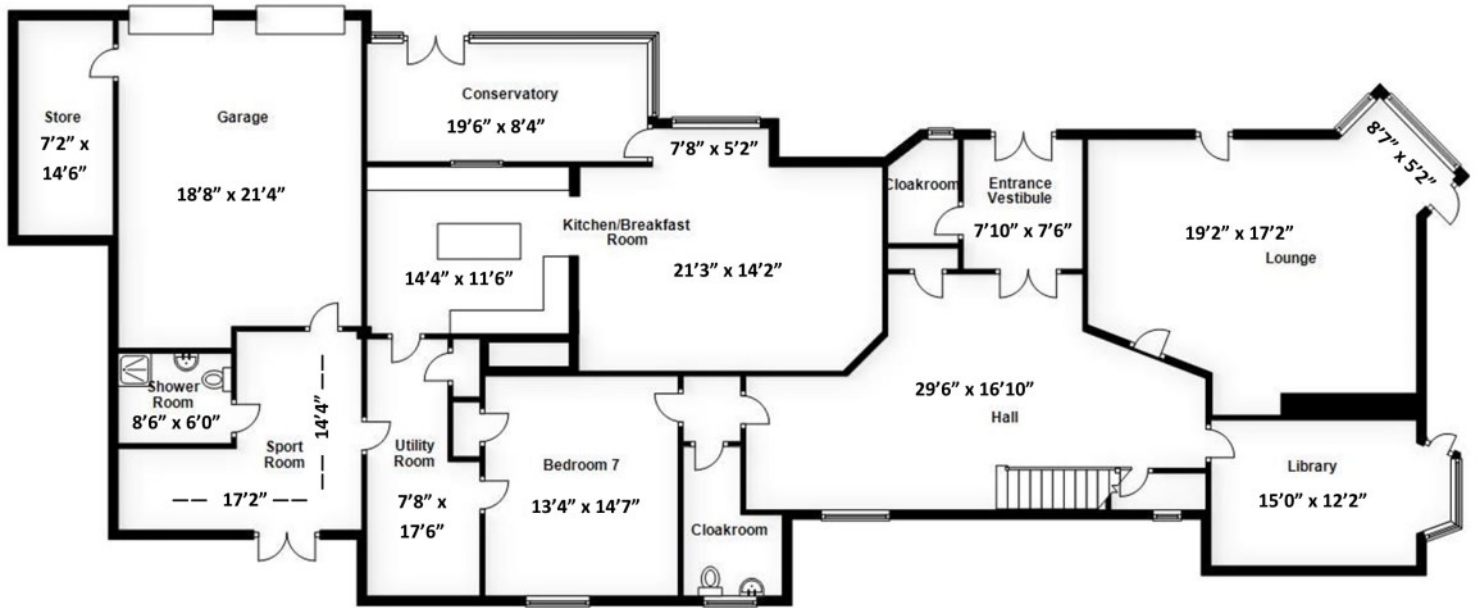












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.

Energy Performance Rated 'E'. **Services** Mains Water & Electric. Oil Central Heating. Septic Tank. **Council Tax Band** 'H'

Viewing Strictly By Appointment through Irving Geddes on 01764 653771



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25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

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6 The Square, PH15 2DD
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