

# The Atrium | 2 Castle Gardens
# Mains of Taymouth | Kenmore | PH15 2EP

- RECEPTION ROOMS 1
- BEDROOMS 3
- BATHROOMS 3
- HOT TUB
- SUCCESSFUL HOLIDAY LET
- IDYLLIC LOCATION

J&H Mitchell WS
SOLICITORS & ESTATE AGENTS
Since 1836

OFFERS OVER
£320,000

**THE ATRIUM**

A beautifully presented, high specification three-bedroom, mid terraced holiday home or holiday let property, arranged over two levels and offering an appealing blend of contemporary styling, generous accommodation and exceptional views of the surrounding landscape.

The property is entered through an attractive glass-fronted door into a welcoming porch, leading to a well-planned ground floor which includes a separate laundry/utility room, two bedrooms and an additional WC incorporating useful lockable storage.

The property offers three beautifully appointed double bedrooms, each with its own individually styled en-suite facility, one of which includes a bath. One of the ground-floor bedrooms enjoys direct access to the garden, while the upper-floor bedroom benefits from doors opening onto a private corner balcony.

The upper floor is home to an impressive open-plan living space, with a well-appointed kitchen, enhanced by vaulted ceilings and designed to make the most of the breathtaking views.

The spacious living and dining areas provide an inviting setting for relaxing and entertaining, with doors opening directly onto a balcony.
This is an ideal spot for outdoor dining, summer barbecues or simply sitting back and enjoying the surrounding scenery.

Externally, there is a private, hedged garden featuring a hot tub, providing a lovely space to unwind.

Parking is available directly in front of the property with additional spaces within Castle Gardens.









## THE ATRIUM

If the property is to be used as a holiday let, it is permitted to accommodate two well-behaved dogs.
A community burden of £734 per annum is payable towards the maintenance and upkeep of the communal grounds.

The property is offered fully furnished and equipped for holiday letting, presenting an excellent opportunity for those seeking a turn-key holiday home or established letting investment.
Mains of Taymouth offer on-site management for holiday letting which includes advertising the property, greeting guests, laundry services, small repairs, equipment replacement and hot tub maintenance.
The Mains of Taymouth site incorporates the Courtyard Bar & Brasserie, together with The Courtyard shop, which offers local produce, deli products & gifts, and a 9-hole golf-course.





## LOCATION

Kenmore is a picturesque village at the eastern end of Loch Tay, known for its whitewashed cottages, village square, and stunning Highland scenery. Surrounded by hills and water, it offers a peaceful, scenic lifestyle with easy access to outdoor activities. Nearby Taymouth Castle adds to its historic charm.



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

From our office in the Square, Aberfeldy, head along the A827 towards Kenmore. Pass the loch on your left continue through the village, over the bridge and turn right into Mains of Taymouth. Take the first right and then left into Castle Gardens where you will find the property on your left.

## FIXTURES & FITTINGS

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

## VIEWINGS

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

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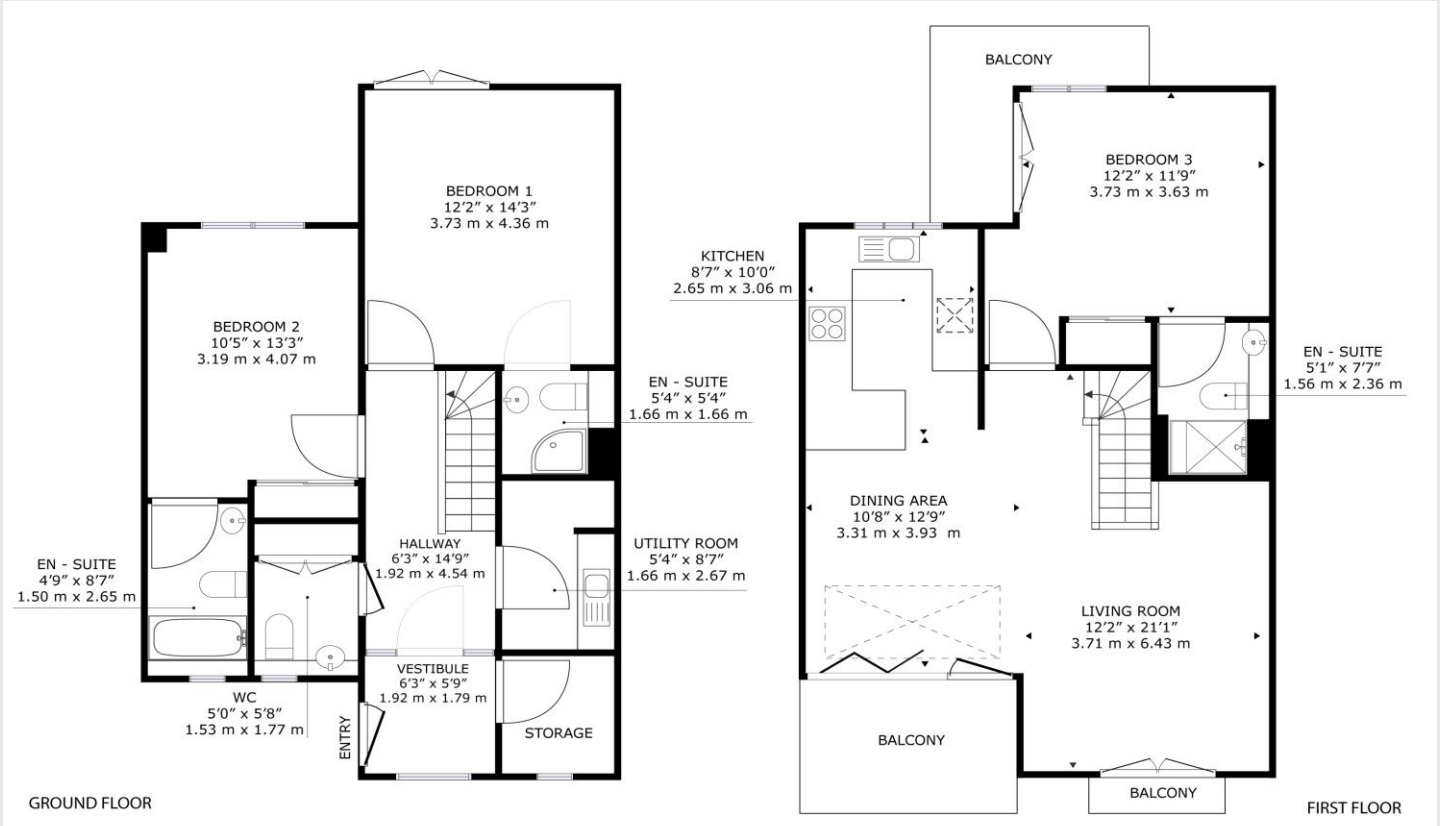
**EPC RATING D** **RATEABLE VALUE £6,900**

**Prospective buyers should note that, subject to meeting the relevant holiday letting criteria, the property may qualify for 100% Small Business Bonus Scheme relief on business rates through Perth and Kinross Council.**




The Atrium, 2 Castle Gardens, Kenmore PH15 2EP

GROSS INTERNAL AREA

GROUND FLOOR : 695 sq. ft,64.6 m2, FIRST FLOOR : 744 sq. ft,69.1 m2

TOTAL: 1439 sq. ft,133.7 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.