TAYMORE LODGE

BALNASKEAG, KENMORE, ABERFELDY PH15 2HB

IrvingGeddes

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Irving Geddes are delighted to offer for sale this stunning, semi-detached three bedroom home boasting a most beautiful open outlook, set within generous garden grounds in a prime residential area within the popular hamlet of Balnaskeag on the eastern edge and within walking distance of the beautiful Perthshire village of Kenmore. Enjoying an enviable and elevated location, you can embrace the open aspect. This bespoke architectural design built in 2017, offers a high quality living experience. Taymore Lodge is currently utilised as a very successful holiday let business.

A well-proportioned layout over two levels, comprising; entrance HALLWAY with storage, cloakroom, bright & spacious open plan KITCHEN/DINING/LOUNGE area with wood burning stove for cosy nights in. A balcony boasts stunning views over Loch Tay. The fitted KITCHEN has a range of units and breakfast bar & integrated appliances. The lower floor comprises; THREE DOUBLE BEDROOMS (master en-suite shower) & patio doors giving direct access to the garden, the two other bedrooms share a BATHROOM with standalone shower & bathtub. The bedrooms are linked by a corridor, giving access to the side & rear garden. Taymore Lodge is warmed by Air Source Heat Pump & under floor heating.

There is a garden area to the front with patio area and an array of mature planting throughout. The fully enclosed rear garden is laid mainly to lawn with a large area of decking in which to enjoy lazy summer evenings around the firepit. Parking is located directly opposite the property to the front.

A property of rare quality and design, located in the highly sought after area of Loch Tay. Likely to have broad appeal, as a permanent residence, second home or holiday let investment - early interest is recommended.

Video Walkthrough **https://my.matterport.com/show/?m=gVgiLeokkke**

Energy Performance 'B' Council Tax Band 'F'

Viewing Strictly by appointment through Irving Geddes - 01887 822722.

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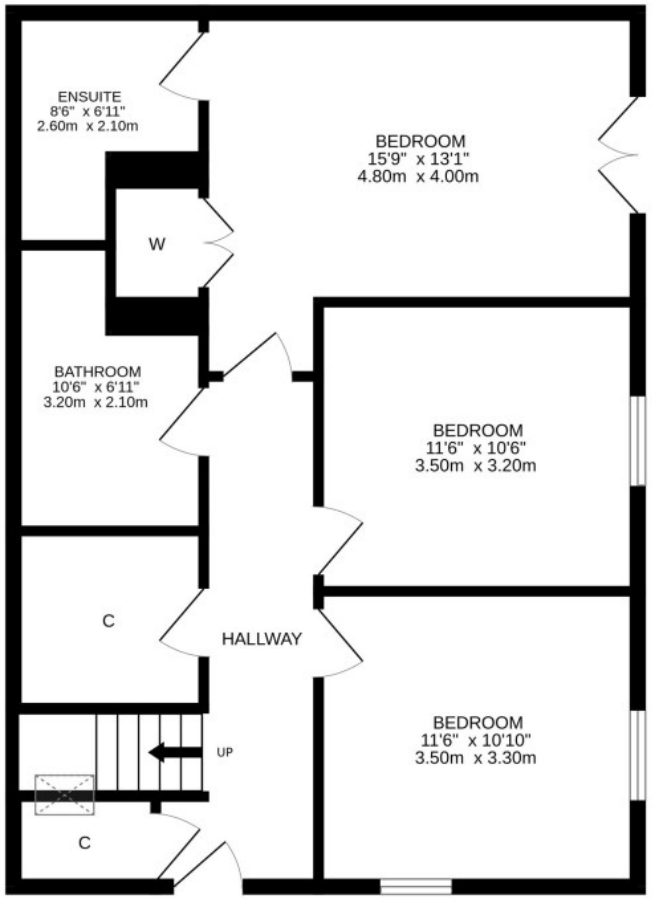
NO SMOKING
No Shoes Please

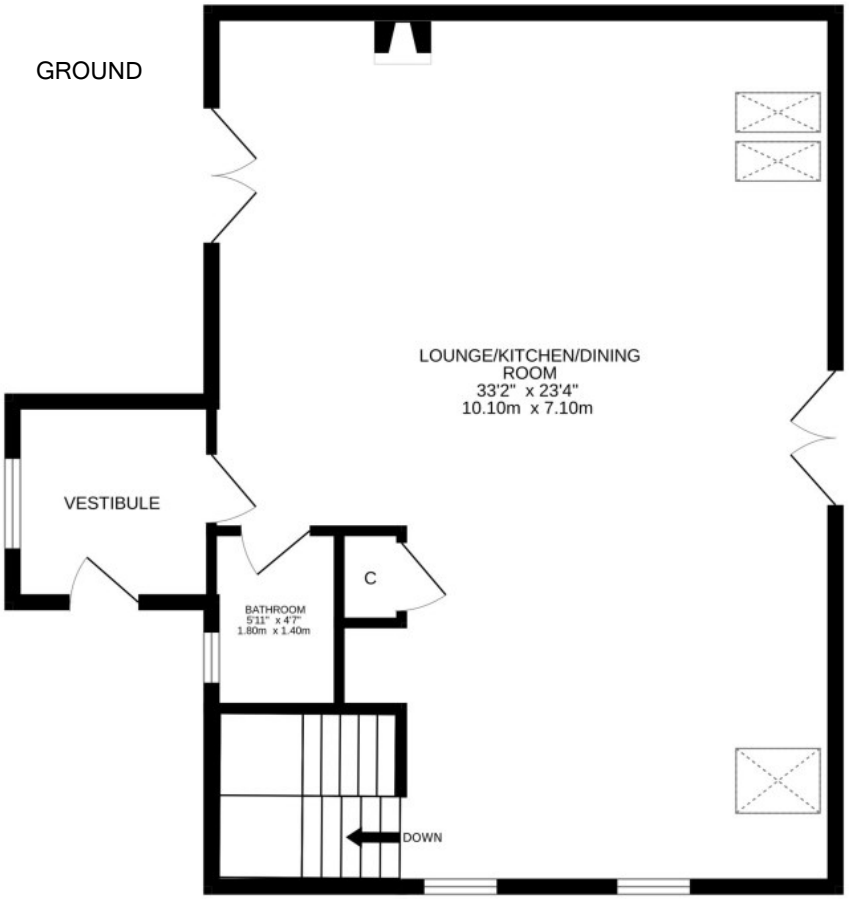
NO SMOKING

Fire
exit

LOWER



GROUND



Location:

If traveling on the A9 either via Perth or Inverness, turn off onto the A827 and drive through Logierait. Follow the road for about 3.6 miles and then take a right once you get to the junction just over the bridge. Continue through Grandtully for another 4.9 miles until you come to Aberfeldy. Drive straight through Aberfeldy and stay on the A827 for another 5.7 miles. Look out for the sight for "Canyoning Meeting Point" as the Balnaskeag turn off is just around the next bend to the left, before you reach Loch Tay. Taymore Lodge is the 3rd property as you enter Balnaskeag.

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.

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