



## Kenmore House | Old Amulree Road Kenmore | Aberfeldy | PH15 2HA

- RECEPTION ROOMS 1
- BEDROOMS 5
- BATHROOMS 3
- GAMES ROOM
- GATED DRIVEWAY
- EXTENSIVE LOCH VIEWS



OFFERS OVER  
£700,000

## KENMORE HOUSE

Set in an outstanding position in Kenmore, this exceptional property enjoys breathtaking, uninterrupted views down Loch Tay and offers a truly unique lifestyle setting.

The home is approached via an electric gated driveway, leading to a generous parking area and double garage.

The surrounding landscaped gardens are thoughtfully designed, featuring tiered levels, winding pathways, and mature planting that create a private and visually striking outdoor space.

Internally, the property is beautifully presented throughout in a neutral, elegant style, offering versatile and well-designed accommodation.

A staircase leads to the upper floor, where the main living accommodation takes full advantage of the stunning outlook.

The bright and welcoming living room features a striking fireplace and patio doors opening onto a wrap-around balcony perfect for enjoying the panoramic views.

The open-plan dining kitchen with breakfast bar is fitted with modern units and integrated appliances, with direct access to the balcony and external steps leading to the garden.

This level also benefits from an additional bedroom with built-in wardrobes, a bathroom, and a charming seating area at the top of the landing.

Adding further appeal is a hidden gem of a games room, accessed via a loft ladder, offering a flexible and fun additional space.



## KENMORE HOUSE

The lower ground floor hosts the principal sleeping quarters, including a spacious master bedroom with built-in wardrobes and en-suite shower room, two further double bedrooms, and a smaller bedroom currently utilised as a study.

A contemporary family shower room serves this level, while a practical utility room is conveniently located within the garage.

This is a rare opportunity to acquire a thoughtfully designed and beautifully maintained home in a truly spectacular location, offering style, space, and everything needed for modern living.

## 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 The Square in Aberfeldy head along the A827 west out of Aberfeldy following the signs to Kenmore. Turn left at the junction for Acharn, Ardtalnaig and Ardeonaig and take the next immediate left up Old Amulree Road. You will find the gates to the property on your right-hand side.

## FIXTURES & FITTINGS

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

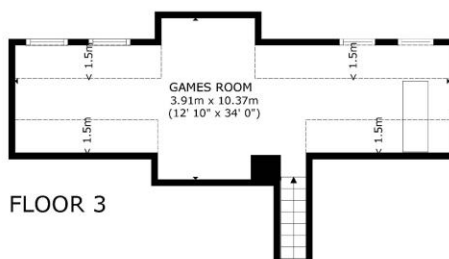
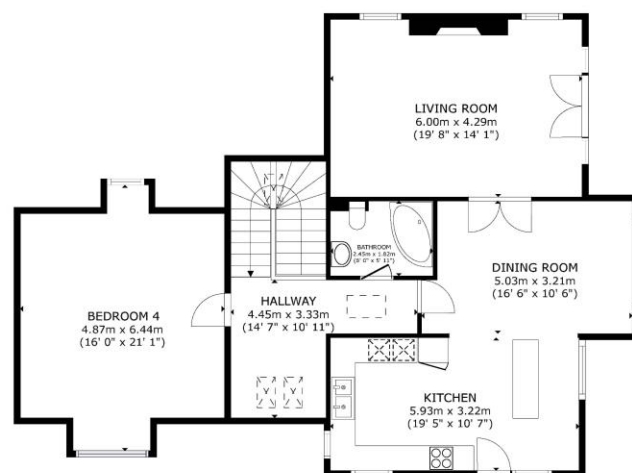
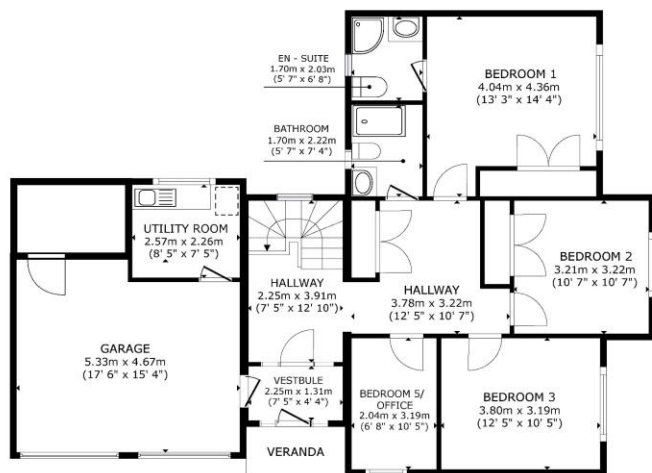
## VIEWINGS

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

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## EPC RATING D

## COUNCIL TAX BAND G



## Kenmore House, Kenmore PH15 2HA

GROSS INTERNAL AREA  
 FLOOR 1 88.7 m<sup>2</sup> (954 sq.ft.) FLOOR 2 110.9 m<sup>2</sup> (1,193 sq.ft.) FLOOR 3 20.0 m<sup>2</sup> (215 sq.ft.)  
 EXCLUDED AREAS : GARAGE 23.4 m<sup>2</sup> (252 sq.ft.) VERANDA 2.8 m<sup>2</sup> (31 sq.ft.) REDUCED  
 HEADROOM 12.0 m<sup>2</sup> (129 sq.ft.)  
 TOTAL : 219.5 m<sup>2</sup> (2,363 sq.ft.)

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.