



NEW HOUSE, FEARNAN, ABERFELDY, PH15 2PF





NEW VILLA, FEARNAN, ABERFELDY, PH15 2PF

We are delighted to offer for sale an exceptional four bedroom modern home set within beautiful surroundings, overlooking Loch Tay. Newly completed by AKG Homes, a local family run firm, the new villa boasts a stunning generously sized contemporary open plan layout, an enviable elevated site with superb views along the Loch & valley from a 0.3acre south-facing plot.

Accredited by NHBC (the property benefitting from a 10year guarantee), AKG have years of experience in design and construction with a large portfolio of exceptional homes.

The layout comprises a RECEPTION HALL with door to garage & stairs to upper level, a large KITCHEN set in the heart of the home, steps creating a stunning split-level DINING and LIVING ROOM/FAMILY area complete with vaulted ceiling, feature wood-burner & external doors to a paved terrace. There is a UTILITY ROOM & 3 DOUBLE BEDROOMS (2 EN-SUITE & the 3rd with 'Jack & Jill' access to the FAMILY BATHROOM). The master has double doors to a further patio. The hall stair leads to a galleried landing & large 4th bedroom (EN-SUITE) with large storage/loft area.

Externally the property has spacious fully-enclosed garden grounds, a gravel drive and paths, ample private parking, large single garage with electric roller door, storage, bin & log stores, & paved patios.

A magnificent contemporary home of the highest standard, enjoying a stunning outlook within one of Perthshire's most scenic yet accessible area. Energy efficient, with solar panels, air-source heat pump, under-floor heating & high levels of insulation.

The small village of Fearnan is situated only 3mls from the historic village of Kenmore, within an area of outstanding natural beauty and a haven for outdoor enthusiasts. Located at the end of Loch Tay, Kenmore is a conservation village offering much character. The town of Aberfeldy has a full range of services and lies some 6miles further to the east.

IrvingGeddes
W.S. • Solicitors • Estate Agents











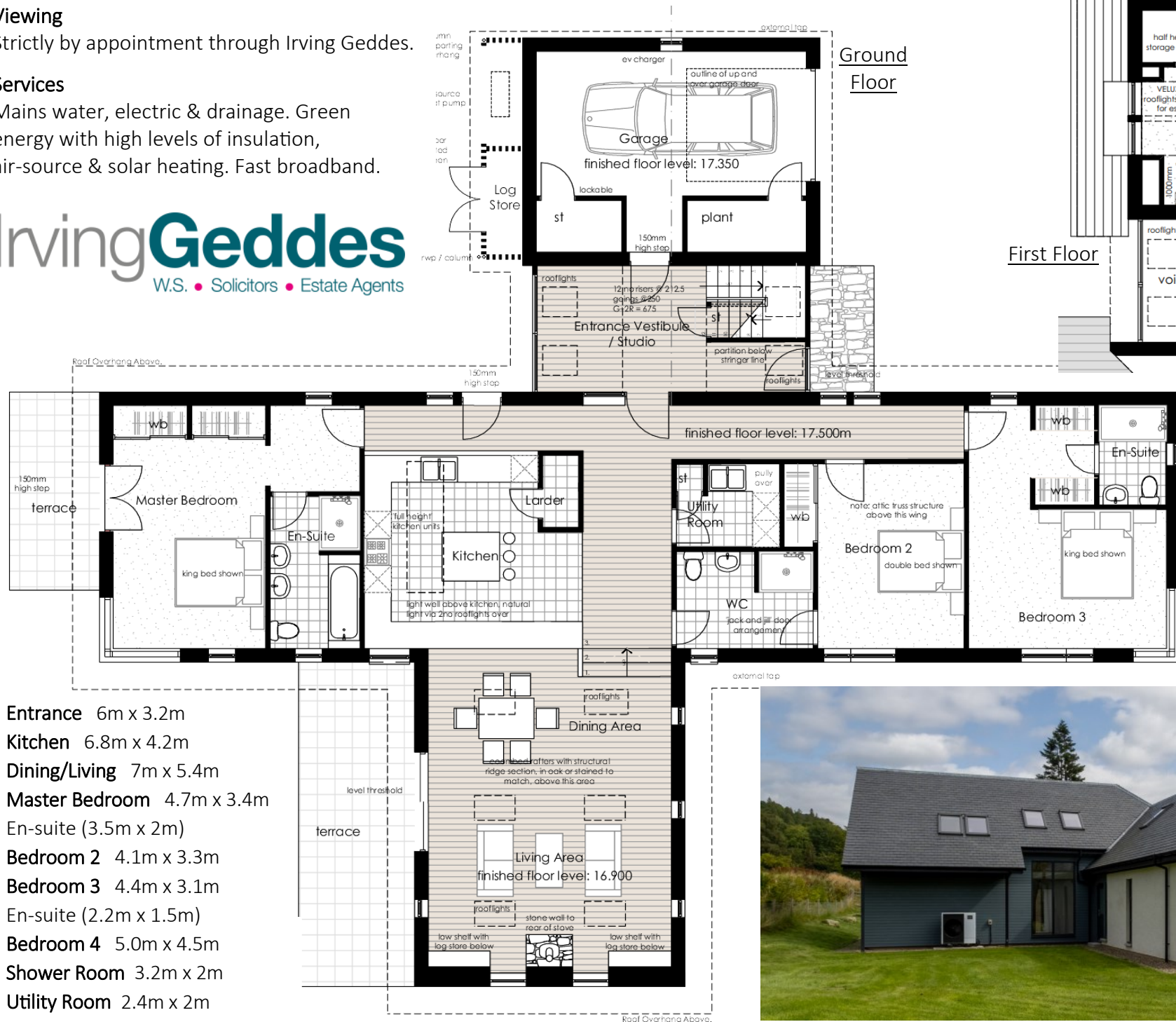
Viewing

Strictly by appointment through Irving Geddes.

Services

Mains water, electric & drainage. Green energy with high levels of insulation, air-source & solar heating. Fast broadband.

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



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