



Rowan Cottage, 3 Dalchiaran Fearnan | Aberfeldy | PH15 2QW

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 1
- ENCLOSED REAR GARDEN
- OFF STREET PARKING
- HISTORIC VILLAGE LOCATION



OFFERS OVER
£200,000

ROWAN COTTAGE, 3 DALCHIAN

Rowan Cottage is a charming traditional Highland cottage forming part of the historic Dalchiaran settlement in the picturesque village of Fearnan.

Dating from the area's established crofting heritage, the cottage which was built in 1795 retains an attractive traditional appearance, with whitewashed roughcast walls, a natural slate roof and original-style chimney stacks.

The accommodation comprises a welcoming entrance porch leading into a cosy living room, featuring a log-burning stove and opening through to the well-fitted kitchen, which provides direct access to the rear garden.

There is also a compact shower room with modern fittings and two peaceful double bedrooms, creating a comfortable and inviting home.

Externally, the property benefits from a good-sized enclosed garden, predominantly laid to lawn and surrounded by mature trees, creating a private and secluded setting. To the front, there is off-street parking for two cars.

Furniture is available by separate negotiation, while the kitchen appliances are included in the sale.

LOCATION

Fearnan is a picturesque and historic Highland village situated on the northern shore of Loch Tay, surrounded by some of Perthshire's finest scenery. Originally established as a crofting community, the village retains much of its traditional character, with a distinctive layout of cottages and open spaces, while the loch, surrounding woodland and mountains provide an outstanding natural setting.

Although peaceful and rural in character, Fearnan is conveniently positioned for Kenmore and Aberfeldy, with excellent opportunities for walking, cycling, fishing, watersports and exploring the wider Loch Tay and Highland Perthshire area. The village also benefits from a strong community spirit, centred around the McLean Hall which holds regular events and activities.





DIRECTIONS

Take the A849 from Aberfeldy for about 9 miles passing through Kenmore and continuing on to Fearnan. At the tall hedge, turn right and continue uphill passing the McLean Hall on your left, until you reach the cottage on your right.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated. Kitchen appliances will be included. Furniture available by separate negotiation.

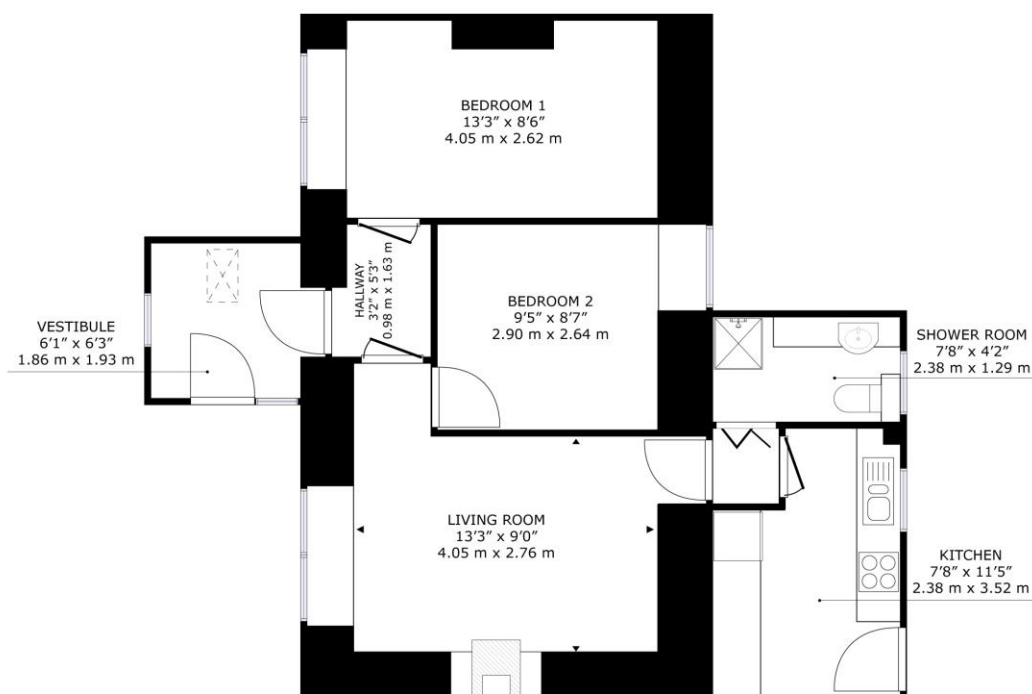
VIEWINGS

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

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EPC RATING E

COUNCIL TAX BAND B



Rowan Cottage, 3 Dalchiaran, Fearnan, Aberfeldy PH15 2QW

GROSS INTERNAL AREA
TOTAL: 622 sq.ft, 57.8 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.