



Willowbank, Fearnan, Aberfeldy, PH15 2PF

Offers Over **£375,000**



51 Atholl Road, Pitlochry. PH16 5BU
01796 472606

J&H Mitchell^{WS}
SOLICITORS & ESTATE AGENTS
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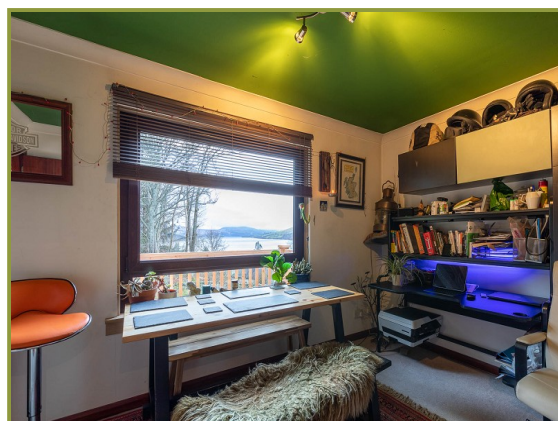




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J&H Mitchell are delighted to present this "rare to the market" three bedroom detached bungalow, set in an elevated position enjoying stunning views over Loch Tay and the hills beyond.



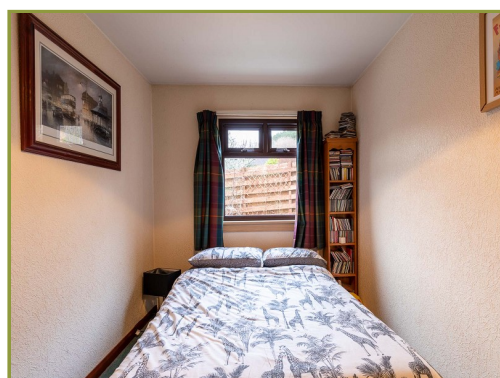
Situated in a peaceful corner plot, this bright and spacious bungalow comprises entrance hall, living room with log burner and patio doors to balcony, dining room with views of the Loch, fully equipped kitchen, three bedrooms (main with en-suite cloakroom) and family bathroom. The property benefits from electric heating and double glazing.



Outside, driveway parking leads to a useful double garage with light and power. Grounds to the side of the property is laid mainly to lawn with various trees and shrubs, and a patio and drying area to the rear. The star of the show however, is the balcony and the breathtaking views over Loch Tay. A view that can be admired in awe regardless of the weather.



Fearnan is a quiet, pleasant village situated between Kenmore and Killin, that runs along the north side of Loch Tay. Aberfeldy, approx. 10 miles away, is convenient for a variety of shops, Post Office, doctor's surgery, primary and secondary schooling, with Breadalbane Campus hosting a range of sporting activities including swimming and squash. There is also the community run Birks Cinema, 9-hole golf course and tennis courts.



Hallway (16' 10" x 7' 9") or (5.13m x 2.37m)

Living Room (16' 0" x 12' 9") or (4.88m x 3.88m)

Dining Room (13' 2" x 7' 9") or (4.02m x 2.37m)

Kitchen (13' 2" x 7' 9") or (4.02m x 2.37m)

Bathroom (7' 10" x 5' 11") or (2.40m x 1.80m)

Bedroom 1 (14' 1" x 11' 11") or (4.30m x 3.63m)

WC (6' 4" x 3' 3") or (1.94m x 0.99m)

Bedroom 2 (12' 1" x 7' 9") or (3.68m x 2.37m)

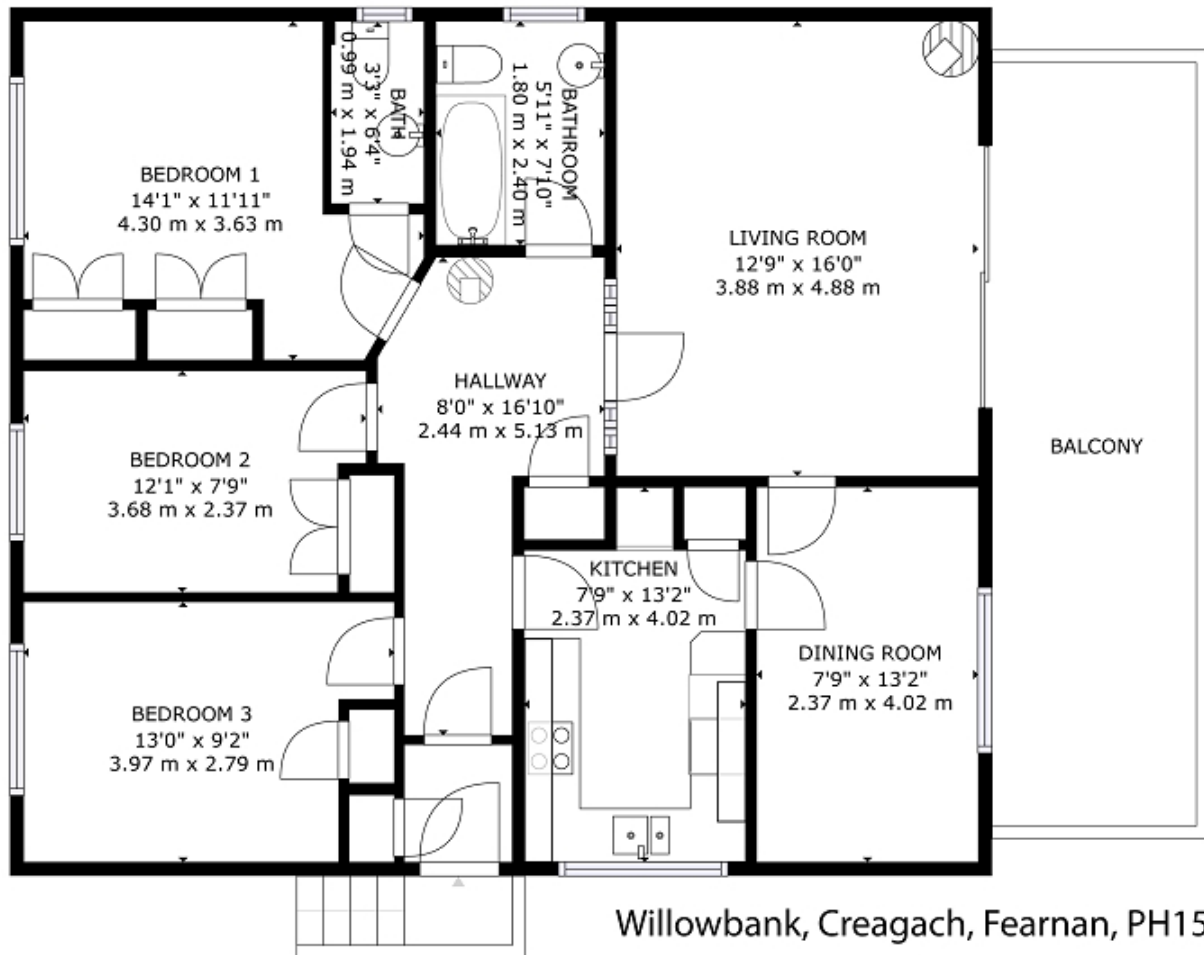
Bedroom 3 (9' 2" x 13' 0") or (2.79m x 3.97m)



Directions

Follow the A827 from Aberfeldy, through Kenmore and along the north side of Loch Tay. Continue along for approx. 4 miles from Kenmore until you see a junction on your right veering up a slight hill. Follow this road, keeping the Loch on your left, then turn right into Creagach. Follow round to your right and you will find Willowbank last on your left.





GROSS INTERNAL AREA
FLOOR 1: 995 sq. ft. 92 m², EXCLUDED AREAS:
BALCONY: 194 sq. ft. 18 m²
TOTAL: 995 sq. ft. 92 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.