



6 The Gallops Mains of Taymouth PH15 2HN

Offers Over £280,000

J&H Mitchell are pleased to bring this opportunity to purchase an immaculately presented two bedroom 1st floor villa on the Mains of Taymouth holiday estate.

This attractive property has been used as a successful holiday let but can be used as a permanent home if preferred.

The house itself, is on the 1st floor in a block of four properties. The rooms all have high vaulted ceilings and tall feature windows and French doors creating a beautiful bright home. The large living/dining room has doors onto a private balcony with outdoor seating. This is open plan to the kitchen which consists a good range of wooden wall and floor units with black granite worktops. There is an integrated oven, hob with extractor over, dishwasher, washing machine and microwave.



Bedroom one is a large en-suite double room with built-in wardrobe and a recessed area for a desk or dressing table. The en-suite has a large shower cubicle, WC and WHB with a heated towel rail, tiled floor and walls.

Bedroom two is another double room with a built-in wardrobe and dressing table.

The fully tiled family bathroom has a bath, WC and WHB with heated towel rail and large mirror.

The estate is beautifully kept and is located close to Loch Tay and has a courtyard shop, bar and brasserie on site as well as a lovely nine-hole golf course. The current owner pays approx. £700 per annum which covers the upkeep of the communal areas.

The village of Kenmore is within easy walking distance and has a primary school and village shop. The recently built Scottish Crannog Centre is close by offering a museum, and cafe. Aberfeldy is a short drive to the east and benefits from having both primary and secondary schools, a health centre, a community cinema and various sports facilities, including a golf course and tennis courts. The Breadalbane campus offers further sporting opportunities including swimming and a sports hall. The town also has from a variety of independent shops, cafes and a small supermarket.

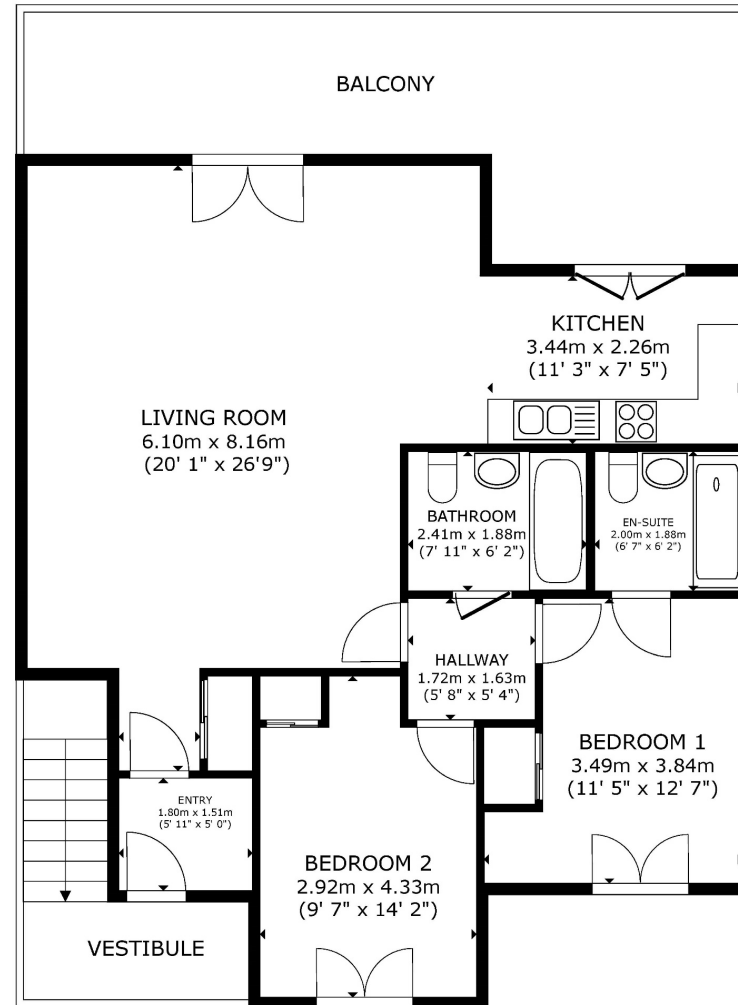




Directions

From Aberfeldy, head west on A827 signposted to Kenmore. On arrival in Kenmore, continue through the village and over the hump backed bridge of the River Tay.

Turn right into the Mains of Taymouth Country Estate and go straight ahead passing the Courtyard shop on the left. There is parking on the left opposite the reception. There is a footpath through the hedge which leads through to No 6.



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GROSS INTERNAL AREA
FLOOR PLAN 89.2 sq.m. (961 sq.ft.)
EXCLUDED AREAS : VESTIBULE 7.4 sq.m. (80 sq.ft.) BALCONY 23.8 sq.m. (256 sq.ft.)
TOTAL : 89.2 sq.m. (961 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.