



Ardfuar Fearnan | PH15 2PF

- RECEPTION ROOMS 1
- BEDROOMS 3
- BATHROOMS 2
- VILLAGE LOCATION
- VIEWS OVER LOCH TAY
- GARAGE



OFFERS OVER
£325,000

ARDFUAR

Ardfuar is a well-proportioned 3-bedroom detached bungalow sitting in an elevated position in the peaceful village of Fearnan, overlooking Loch Tay, 10 miles from the town of Aberfeldy.

From the vestibule, the welcoming hallway leads to the living accommodation on the right and the bedrooms to the left.

A split-level living/dining room with patio doors on the lower level offers the perfect entertaining space. The well-fitted kitchen with rangemaster cooker and useful breakfast bar has a separate utility room which is equipped with Miele appliances, gives access to both the integral garage and the back garden.

The 3 bedrooms all benefit from built in wardrobes and the master bedroom has an en-suite shower room. The family bathroom is bright and modern and has a bath, walk-in shower, WC and vanity sink.

The garden is laid mainly to lawn with colourful well planted borders and offers uninterrupted views of the surrounding countryside.

LOCATION

Fearnan is a charming village nestled on the northern shore of Loch Tay. It is celebrated for its breathtaking scenery, including stunning views of the surrounding hills and Loch Tay itself. The village is a blend of old crofts and more modern buildings. The remnants of a hidden village of crofts can be found below the forestry of Drummond Hill.

Nearby 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

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 taking the next right. Turn left onto Creagach and follow the road round until you reach the property on your left.

FIXTURES & FITTINGS

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

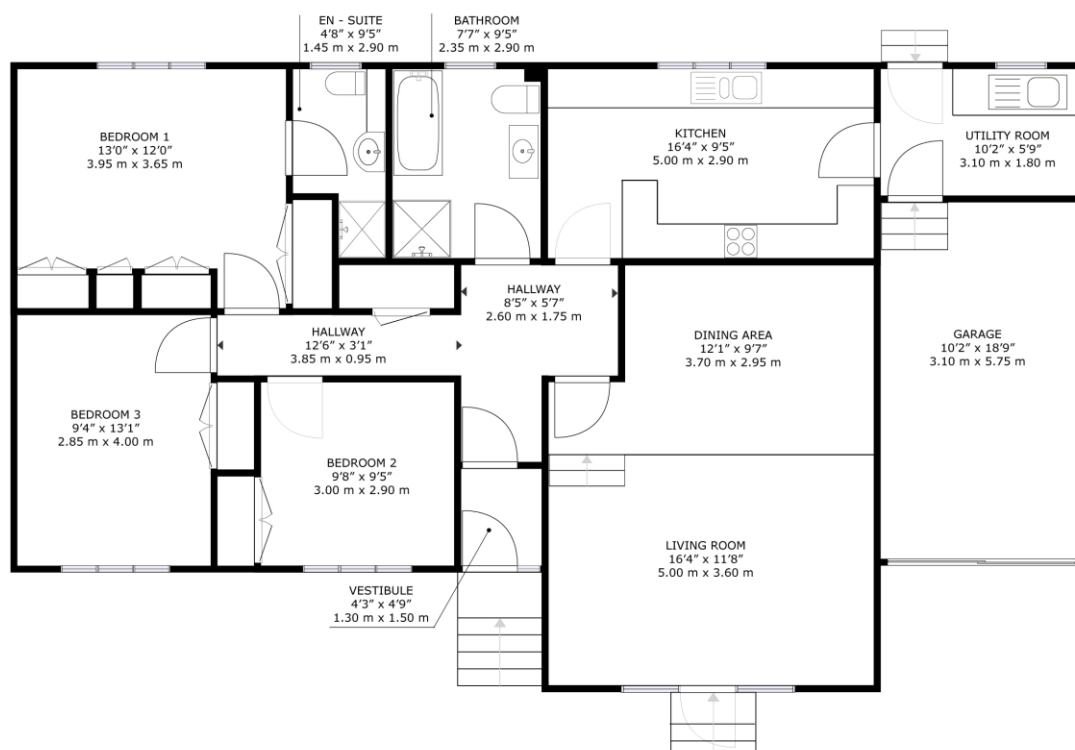
VIEWINGS

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

01796 472606 | property@jandhmitchell.com | www.jandhmitchellproperty.co.uk

EPC RATING E

COUNCIL TAX BAND G



Ardfuar, Fearnan, PH15 2PF

GROSS INTERNAL AREA
TOTAL: 1330 sq.ft, 123.6 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.