

NEW DWELLING-HOUSE

FEARNAN, ABERFELDY, PH15 2FE



IrvingGeddes
W.S. • Solicitors • Estate Agents



NEW VILLA, FEARNAN, ABERFELDY, PH15 2FE

We are delighted to offer for sale an exceptional detached four bedroom modern home set within beautiful surroundings, overlooking Loch Tay. Currently under construction by AKG Homes Ltd, a local family run construction company, the property boasts a generously-sized contemporary open plan layout, an enviable elevated position with superb views along the Loch & valley, a 0.3acre south-facing plot, & opportunity for purchasers to work alongside AKG in creating their bespoke home. Accredited by NHBC, AKG have many years of experience in design & construction with a large portfolio of exceptional homes in the area, and buyer will have an opportunity to view a recently completed house.

The layout comprises a RECEPTION HALL with door to garage and stairs to upper level, fully fitted bespoke KITCHEN (Callum Walker Kitchens) set in the heart of the home, steps creating a stunning split-level DINING & LIVING ROOM/FAMILY area complete with vaulted ceiling, exposed beams, 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). All bedrooms have built-in wardrobes and the master has external double doors to a further paved patio. The hall stair leads to a galleried landing and large 4th bedroom.

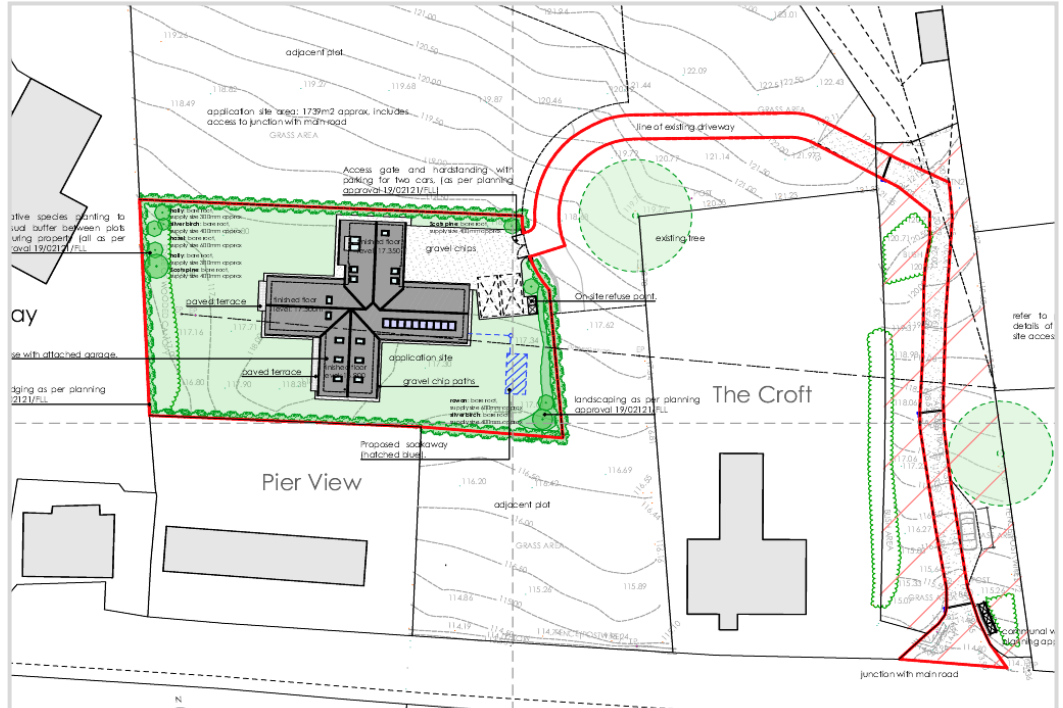
Externally the property will have spacious fully-enclosed garden grounds, a gravel drive and paths, ample private parking, large single garage with storage, bin & log stores, and paved patios. In addition, a strip of land (c.3m wide) leading from the main road up to & including Loch foreshore may be available through separate negotiation.

A magnificent contemporary home built to the highest standards and enjoying a stunning outlook within one of Perthshire's most scenic yet accessible area. A fantastic opportunity for early buyers to choose floor finishes, kitchen, and bathroom fixtures/fittings, and work towards completing a fantastic family home.

The small village of Fearnan is situated only 3mils from the historic village of Kenmore, within an area of outstanding natural beauty & 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.







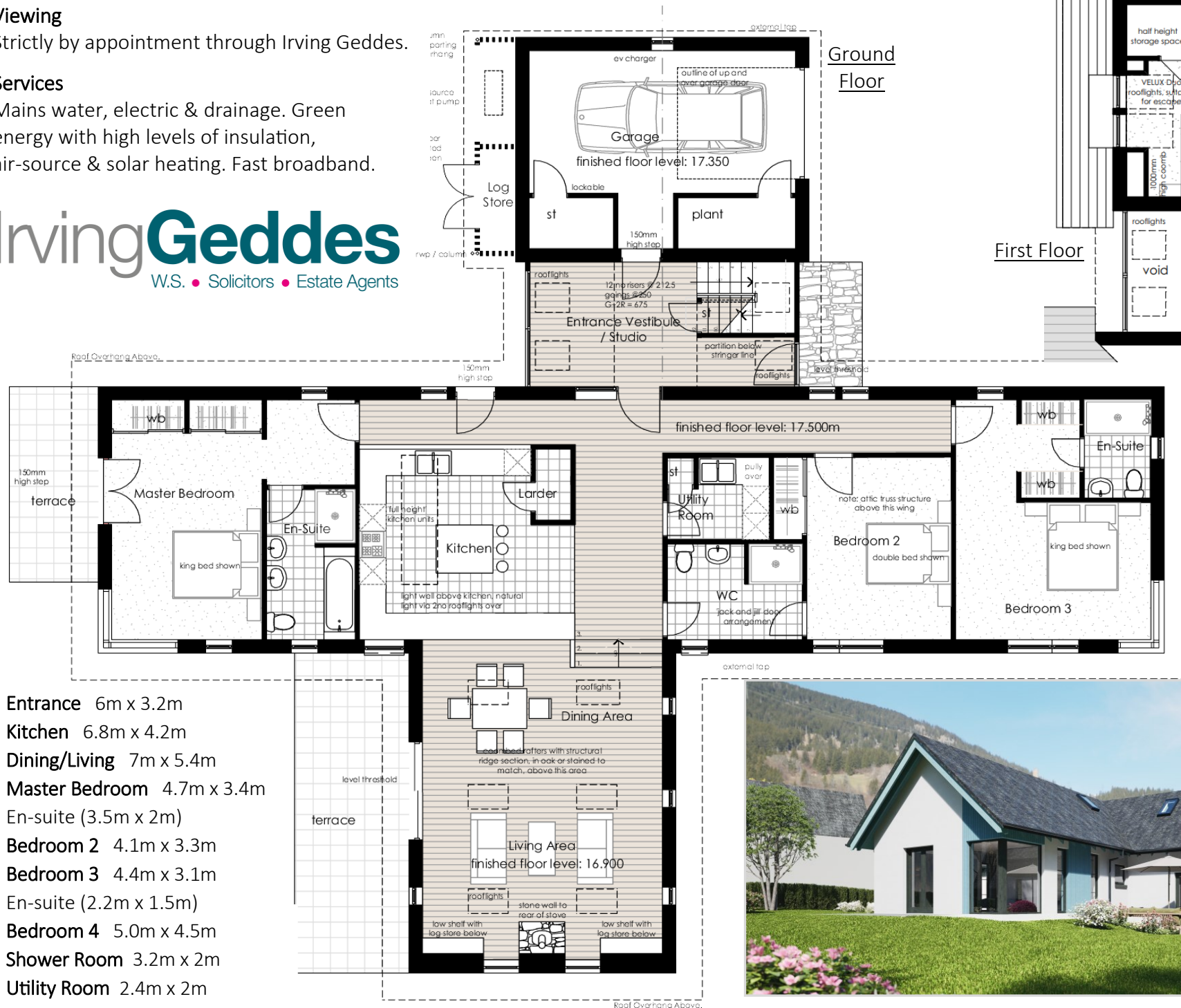
Viewing

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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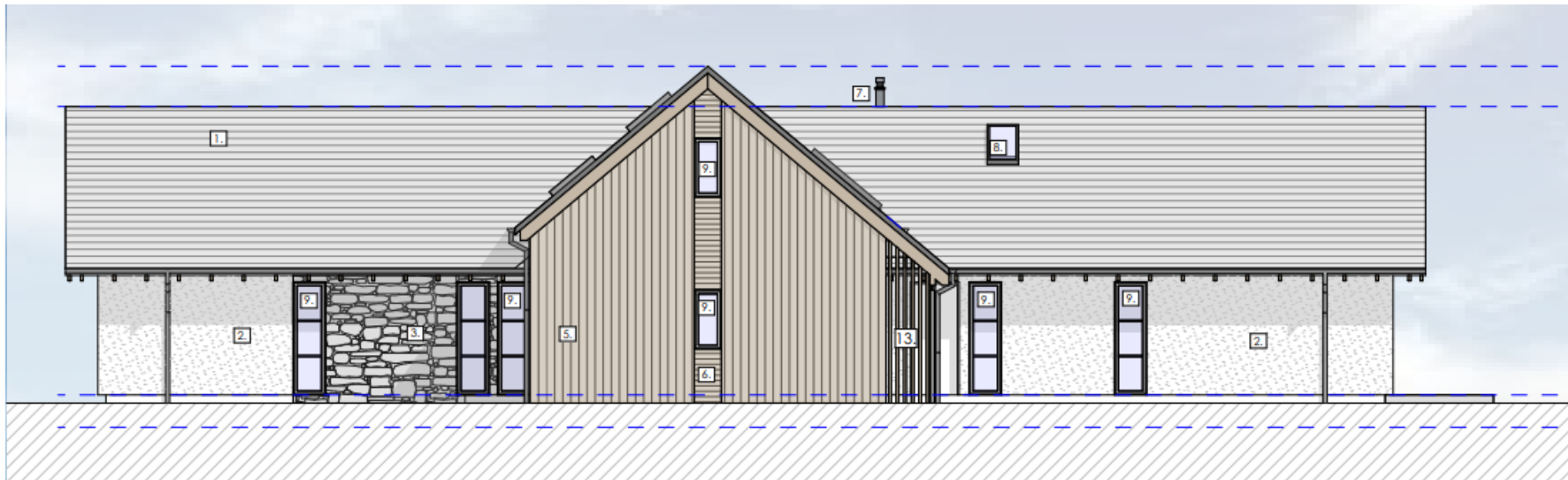
First Floor

Ground Floor

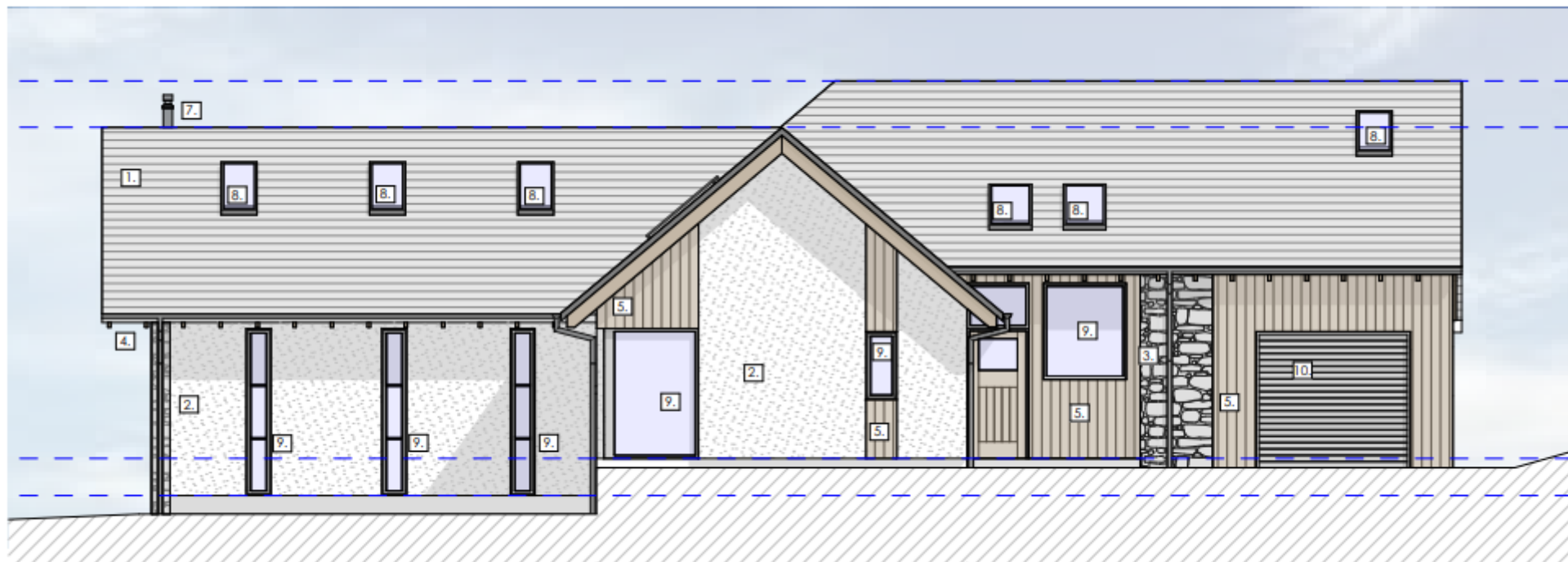


Entrance 6m x 3.2m
Kitchen 6.8m x 4.2m
Dining/Living 7m x 5.4m
Master Bedroom 4.7m x 3.4m
En-suite (3.5m x 2m)
Bedroom 2 4.1m x 3.3m
Bedroom 3 4.4m x 3.1m
En-suite (2.2m x 1.5m)
Bedroom 4 5.0m x 4.5m
Shower Room 3.2m x 2m
Utility Room 2.4m x 2m
Garage 6m x 4.4m (including plant room & store)

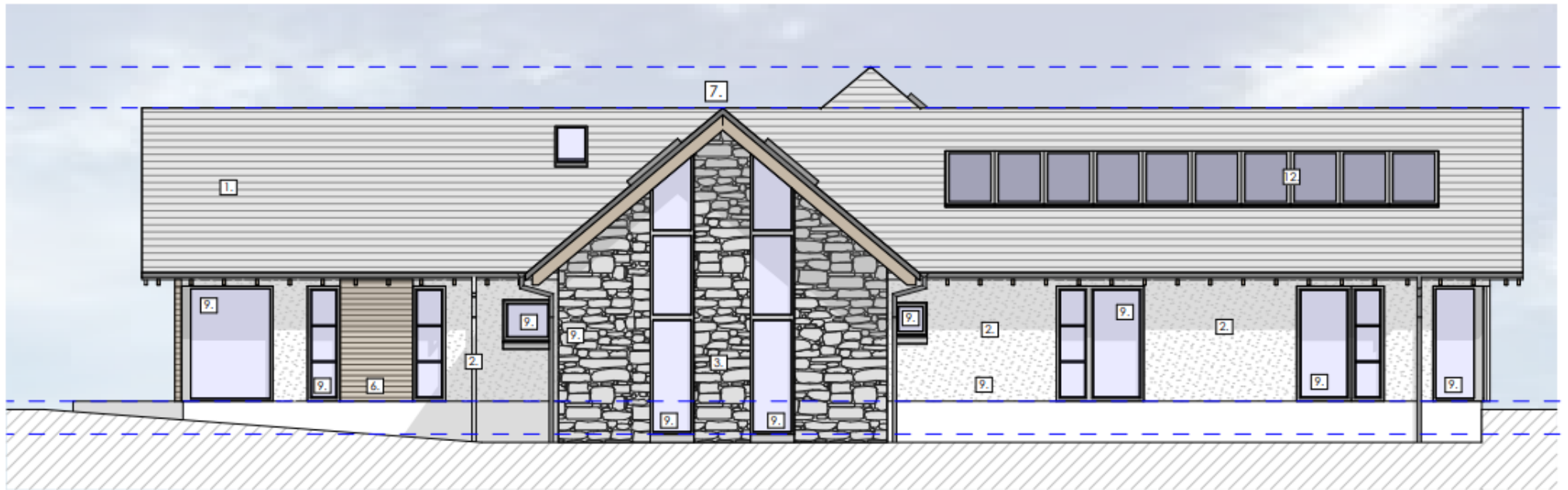
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.



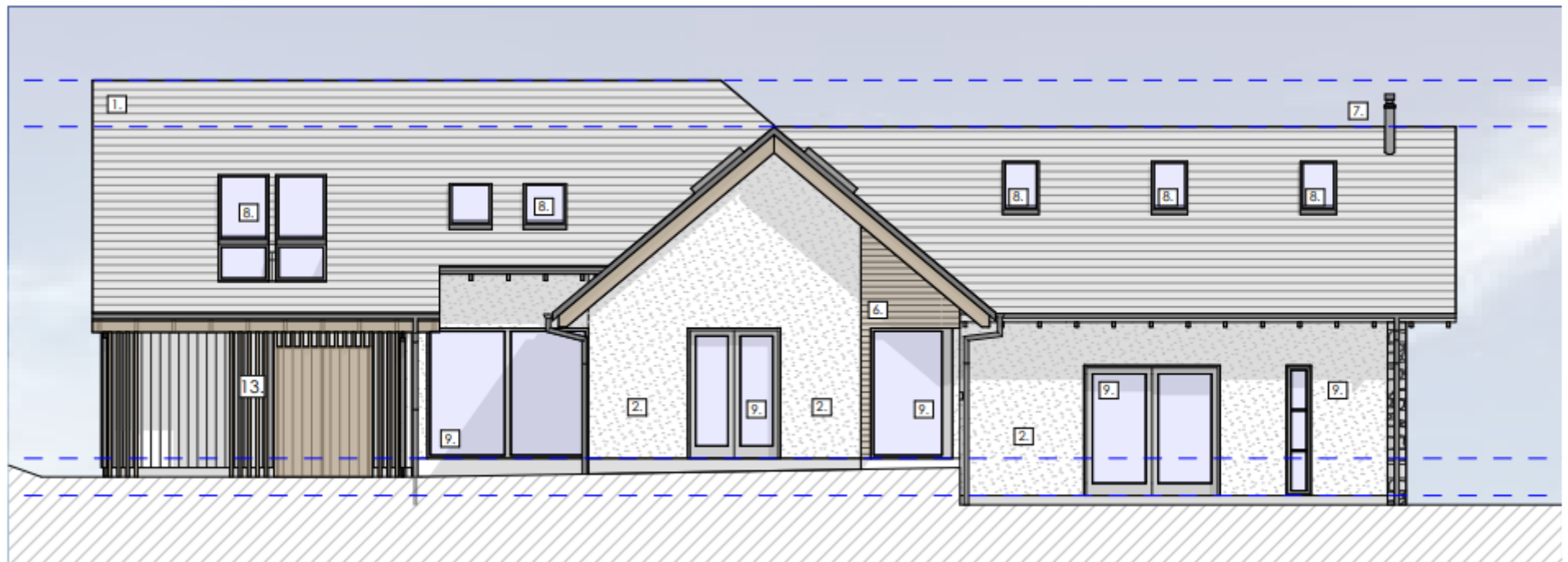
Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



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