

2 DALERB COTTAGES

KENMORE, PH15 2NX





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2 DALERB, KENMORE, PERTHSHIRE, PH15 2NX

Irving Geddes are delighted to offer for sale this very well presented, newly refurbished three bed semi-detached cottage, located less than a mile from the stunning Perthshire village of Kenmore, on the shores of Loch Tay. Boasting an elevated south facing position with views across the loch, the property has private parking & gardens. The modernised accommodation is all on one level and comprises; VESTIBULE, HALL, LOUNGE with wood-burning stove, newly installed DINING KITCHEN, THREE DOUBLE BEDROOMS, UTILITY/BOILER ROOM and SHOWER ROOM. The property is double-glazed and warmed by LPG fired central heating.

The gardens grounds comprise a patio/sun terrace to the front, area of lawn to the side and rear with productive apple trees and an attractive woodland backdrop. Further seating areas, timber shed/workshop and greenhouse. A former forestry commission cottage, dating from the 1920's, & one enjoying an enviable location in one of Scotland's most scenic areas. A charming home likely to have broad appeal and early interest is recommended.



The beautiful and historic Perthshire conservation village of Kenmore is located at the end of Loch Tay, offering much character and is a haven for the outdoor enthusiast. The charming village square comprises symmetrically arranged buildings with Kenmore Church at one end. The Hotel being one of the oldest Inns in Scotland. The town of Aberfeldy has a full range of services and lies some 6 miles to the east.

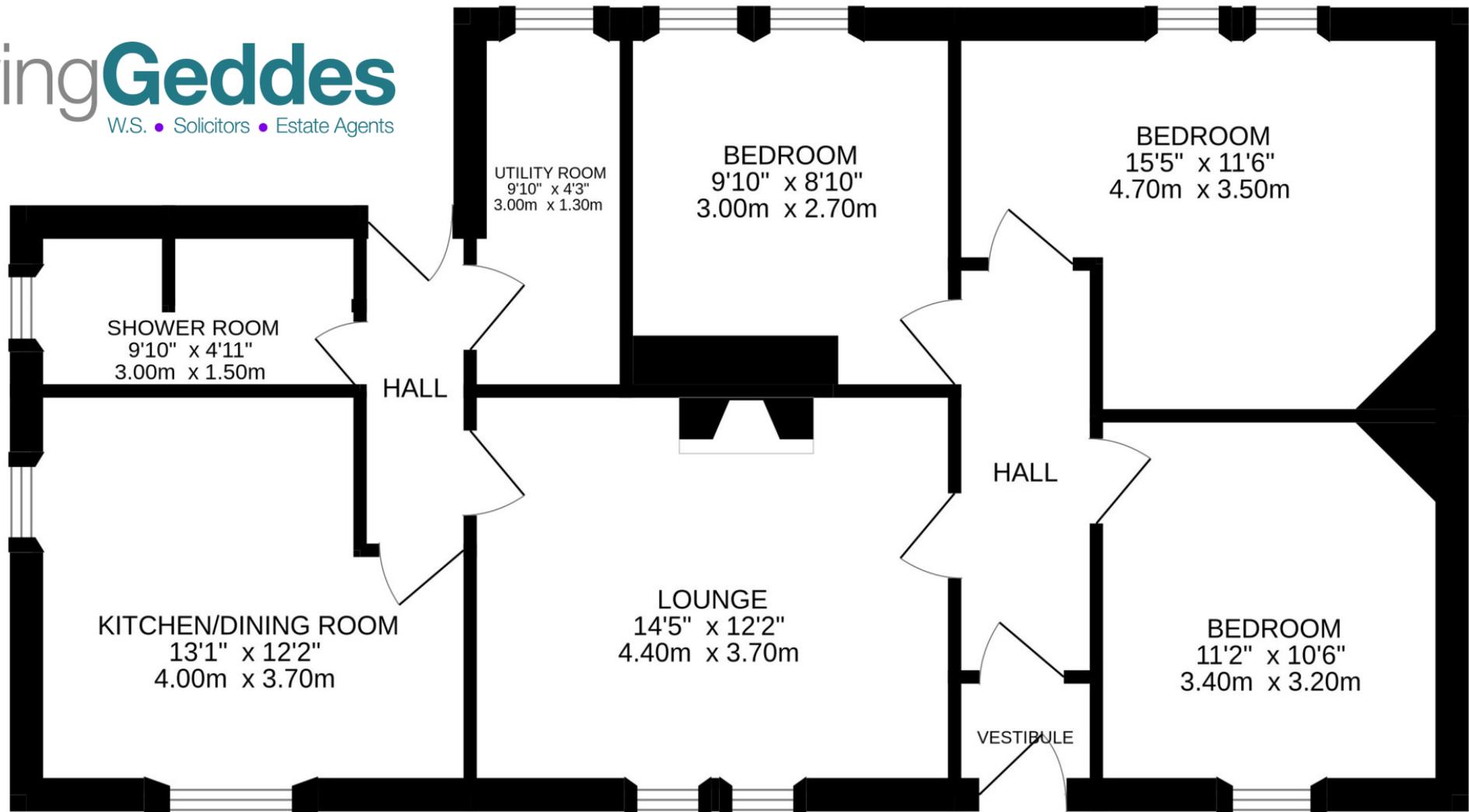












Video Tour

<https://my.matterport.com/show/?m=J7zvpkEH8cm>

Energy Rating: 'E'. **Council Tax:** 'C'.

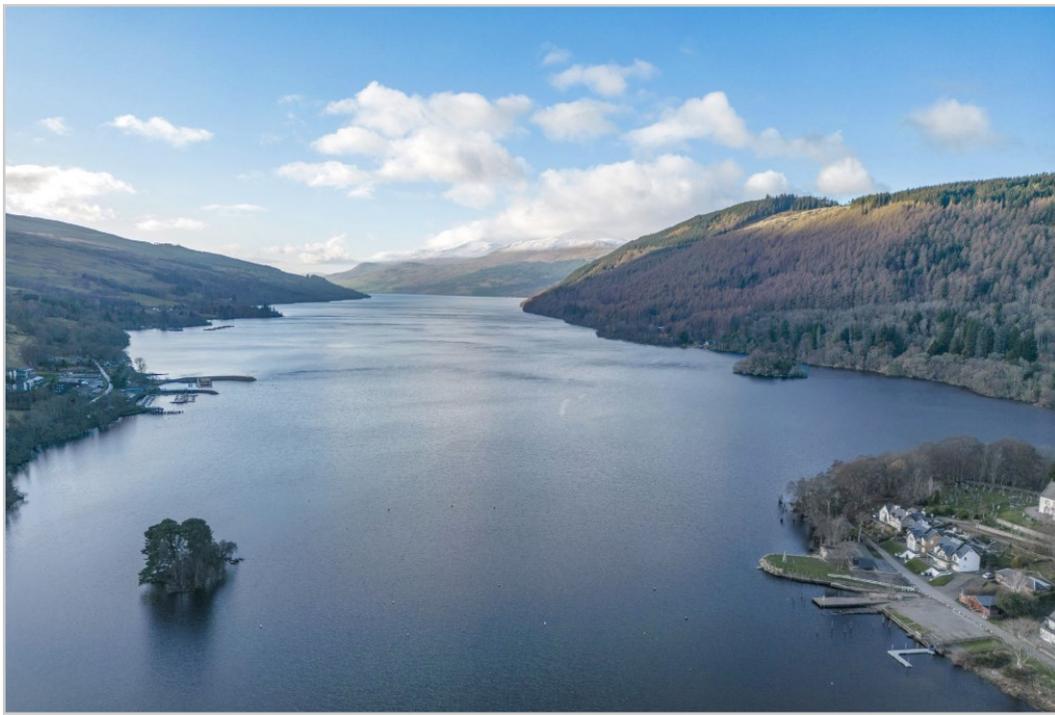
Services:

Private water supply, mains electric & drainage to septic tank.
LPG central heating.

Viewing

Strictly by appointment thorough Irving Geddes 01887 822722.





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



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