







# Keltneyburn

## Aberfeldy

**Just six miles west of Aberfeldy, Keltneyburn is an area of great natural beauty, surrounded by rich open countryside and magnificent rolling hills.**

It is positioned beside the tranquil River Lyon, with Tay Forest Park to the south and, to the north, the dramatic peak of Schiehallion, one of Scotland's best known Munros. The inspiring scenery offers a fantastic variety of outdoor pursuits, with a wealth of picturesque walks, invigorating mountain hikes, and idyllic cycle routes. Naturally, Keltneyburn is great for bird and wildlife watching, with fishing and shooting available at nearby country estates. Loch Tay is also close by offering further outdoor recreation and a variety of water sports, such as canoeing, kayaking, and sailing. On the banks of the loch, there are numerous restaurants and bars for your enjoyment as well. The neighbouring market town of Aberfeldy (6 miles) is a quick ten minutes' drive away, providing the area with a charming selection of independent stores, coffee shops, and eateries, as well as a bakery, convenient food stores, and a supermarket. Furthermore, the town is home to a cinema, a bank, and local primary and secondary schools, within the Breadalbane Community campus, which is home to a 25-metre swimming pool (open to all) and a library. There are also a number of highly-regarded private schools within easy reach. The village of Kenmore (3 miles) is roughly a five minute journey by car, offering additional amenities and attractions close to hand, including a delightful 9-hole golf course. Nearby major road links connect Keltneyburn to the wider area for swift travelling and commuting, whilst bus links across the county are available from Aberfeldy.









# Mill House

**Situated in a picturesque location, Mill House is an outstanding five-bedroom family home with multiple reception rooms, three bathrooms, an extensive private garden, and a double garage.**

This exclusive property has inspiring accommodation and a sociable open-plan layout, with exquisite interior design, high-spec fixtures and fittings, and generous glazing that captures an abundance of natural light and stunning open views. It is an exceptional B-listed house that forms part of the Mains of Comrie Steading, enjoying a tranquil location surrounded by scenic countryside, just a short drive from Aberfeldy with its excellent range of amenities and schooling.

The executive home has instant kerb appeal and an alluring first impression, with a traditional stone façade. Opening the front door reveals a large reception hall, with excellent storage and an open staircase to the upper floor. It provides a wonderful welcome and sets the impeccably high standard of styling and décor found throughout. Attractive neutral walls and luxury timber-style flooring are a stylish combination that flow seamlessly through to the generous open-plan living room, which is flooded with natural light from triple-aspect windows and a south-facing glazed door. Whether unwinding or dining, the space is enhanced by a relaxing ambience with minimalist interior design and an ultra-efficient 9.5 kW HETA wood-pellet stove with a remote control and timer. It has ample room for comfortable lounge furniture and plenty of space leftover for a large table for congenial dinner parties. The vast dining kitchen is another centrepiece of this stunning home, presented with a striking range of contemporary slate-grey cabinets and crisp white worktops. The sophisticated design incorporates space for an American-style fridge-freezer and a range of integrated appliances (induction hob, eye-level oven, dishwasher, and washing machine) for a smooth finish and that desirable streamlined look. A dining area is cleverly zoned by the kitchen, providing space for relaxed family meals, whilst twin doors open directly onto the garden for summer entertaining.











A neighbouring double bedroom offers an accessible space for guests and family members. Completing the ground floor accommodation is a handy three-piece shower room, featuring a deluxe double shower enclosure. Upstairs, another outstanding reception space is offered with the family room. It is beautifully styled and brightly lit by dual-aspect windows, including glazed doors to a Juliette balcony with a truly awe-inspiring view over uninterrupted countryside. A striking feature fireplace frames the room with a wonderful focal point for arrangement, offering the potential to add an electric stove or for use as decoration.



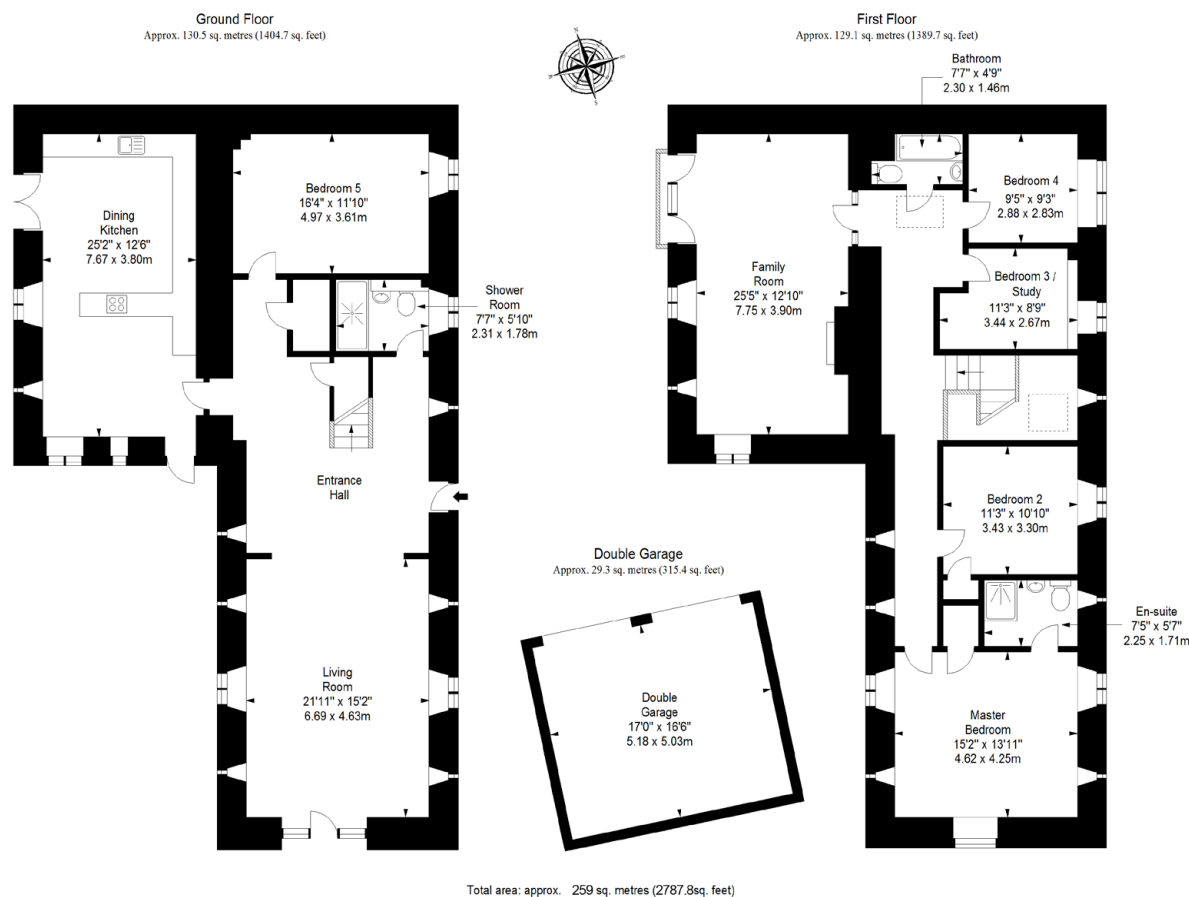
A long, naturally-lit landing connects to the four remaining double bedrooms, all of which are carpeted for optimal comfort. The generous master bedroom further benefits from built-in storage, triple-aspect windows, and the added luxury of a contemporary en-suite shower room. Bedroom two also comes with built-in storage, whilst bedroom three offers flexible dimensions for use as a home office, and bedroom four enjoys French windows to a Juliet balcony. Finally, an attractive family bathroom, complete with a three-piece suite, finishes the stylish accommodation. Thermostatically-controlled electric heating, LED lighting, and double glazing ensure year-round comfort and efficiency and low CO2 emissions. The home is also served by superfast broadband, with speeds up to 900Mbps possible.

Externally, this impressive home is accompanied by an extensive garden, framed by a scenic backdrop of rolling countryside. Well-tended and mainly laid to lawn, it also features a paved terrace (bordered by flower beds) for alfresco dining and summer entertaining. A private, gravelled parking area lies to the front of the property, in addition to a shared driveway and a double garage (with lighting and electricity) that is separate from the house in a block of 8. Extras: Included in the sale are all fitted floor coverings, window coverings, light fittings, a fitted bookshelf (at stair top), and integrated kitchen appliances. A newly-bought fridge-freezer may be available by separate negotiation. EPC Rating: E.



## FEATURES

- An outstanding & exclusive family home
- Traditional B-listed, stone-built property
- Very scenic & picturesque location
- Stunning open views across the countryside
- Close to neighbouring amenities & schooling
- Exquisite interior design & open-plan layout
- Generous glazing & hi-spec finish throughout
- Large reception hall with excellent storage
- Open-plan living room with a dining area
- Sophisticated dining kitchen design
- Master bedroom with en-suite shower room
- Four additional double bedrooms
- Deluxe three-piece shower room (ground floor)
- Attractive, three-piece family bathroom (upstairs)
- Electric heating & double glazing
- Extensive garden framed by open countryside
- Shared driveway & private parking area
- Double garage with lighting & electricity



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.