





MAXWELLS

KENMORE

£290,000

Linda & Catriona of AMAZING RESULTS!™ Highland Perthshire bring you a luxury, high specification Villa, set at Mains of Taymouth Country Estate and Golf Course, located in the attractive lochside village of Kenmore. Named The Maxwells, this Contemporary 2-bedroom mid terrace property boasts a master bedroom with Juliette balcony offering peaceful views of some of the magnificent scenery found on the I20 acre estate.

Description

In this mid terrace, two storey house the accommodation comprises a bright, open plan living and dining area with stylish kitchen. Patio doors extend the living space outside to the terrace and beyond. The cloakroom at the front door houses a shower, WC, basin, washing machine and - a great space to clean off the great outdoors before entering the main accommodation.

The modern lounge with underfloor heating, as with the rest of the property, is fully furnished and offers a luxurious level of comfort. The fitted kitchen with granite worktops benefits from an integrated fridge/freezer, oven, hob and dishwasher. Upstairs, the two double bedrooms with vaulted ceilings boast en suite facilities.

Additionally, the property features double glazed windows and Gas central heating/underfloor heating.

Situation

A conservation village six miles west of Aberfeldy on the A827, Kenmore sits at the eastern end of Loch Tay, with the River Tay between the village and the property. Surrounded by stunning countryside, there are many walks to enjoy, suited to all abilities. From the Munros of Schiehallion and Lawers to the forest and mountain tracks in Glenlyon and to the paths at Taymouth Castle and Drummond Hill.

Loch Tay is host to an array of watersport activities which can be commenced from one of its piers or from the beach. The mighty River Tay begins it journey east here and offers wonderful fishing for brown trout and salmon (seasonal, with permits available from the local post office).

Mains of Taymouth Country Estate is home to a restaurant, brasserie/bar, shop, Golf Course and Riding Stables.

The conservation village of Kenmore is served by a local bus service which allows connections at Aberfeldy for bus onward journeys. The local school in Kenmore serves PI-7 with secondary education continuing at Breadalbane Community Campus, Aberfeldy which is reached by school bus. The Community Campus, which is also home to Live Active Leisure, houses a swimming pool, jacuzzi and sauna, squash and tennis courts various pitches as well as a bright spacious library.

Based in the Heart of Scotland, all Scotland's major cities can be reached within a 2 $\frac{1}{2}$ hour drive - or you may choose a day trip to the beach on either the west or east coast. Highland Perthshire offers a wide choice of hospitality and leisure pursuits including The Scottish Crannog Centre, the Birks Cinema, several Distilleries and Pitlochry Festival Theatre - it excels in Community - with many community support initiatives easily located in the local community magazine, The Atholl & Breadalbane Quair.

Key Features

- · Beautifully designed contemporary living space
- 2 Generous en-suite bedrooms
- Magnificent scenery
- Double glazing
- Gas central heating/underfloor heating
- Thriving Holiday Let Opportunity

Garden Grounds

The property has a small terrace to the rear and a gravel patio at the front. Communal gardens surround the properties which are maintained by Mains of Taymouth as part of an annual factoring charge of £550.

Car Parking

There is allocated car parking to the front of the property.

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All fitted floor coverings, light fittings, oven and hob along with integrated white goods and holiday let furnishings listed on a separate inventory.

Arrange a Viewing

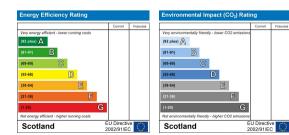
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