



MAXWELLS KENMORE | OFFERS OVER £290,000

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# 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 120 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 its 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 P1-7 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 ½ 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.

### Extras

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

Viewing is by appointment. Please call Highland Perthshire's local professional agents, Linda & Catriona on 01887 224380 to see this home. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home, or to arrange a viewing online, please visit Amazing Results website.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland	EU Directive 2002/91/EC



To view this property call **AMAZING RESULTS!™**

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Viewing is strictly by appointment through AMAZING RESULTS!™ on 0845 301 2222. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. A copy of the full Energy Performance Certificate is available upon request. How much is your home worth? Find out today with a FREE no obligation valuation on 0845 301 2222. Interested in a NEW career? Visit [joinAMAZINGRESULTS.com](http://joinAMAZINGRESULTS.com)