



**Croft Cottage, Fearnan,
Aberfeldy, Perthshire PH15 2PF**

**Offers Over
£420,000**

By Appointment only Telephone Murray Snell on 0131 253 2850



PROPERTY DESCRIPTION

Croft Cottage is a delightful, detached rural property enjoying a sunny and elevated position with southerly views along the length of Loch Tay. The Cottage is stone fronted, with a raised decking area and has a large garden offering enormous potential. The cottage is in good decorative order throughout and offers spacious and flexible accommodation. The property could lend itself to extension, both to the rear and by adding an upper level (subject to necessary permissions) and forms a superb family home.

- South-facing, stone-fronted detached bungalow in large garden grounds enjoying a wonderful open and protected view to Loch Tay
- Large sitting room with AGA stove, views to the loch and hills.
- Kitchen/dining room with superb outlook down the loch.
- Library/study area with bespoke shelving.
- Spacious master bedroom with loch views.
- 2 further double bedrooms.
- Family bathroom and additional cloakroom with WC.

- Utility room with door to garden.
- South-facing raised decking with glass balustrade and stunning outlook.
- Detached garage.
- Substantial garden with excellent potential for further development.
- Double glazing and oil-fired central heating.
- Peaceful village location near Kenmore and Aberfeldy.

LOCATION

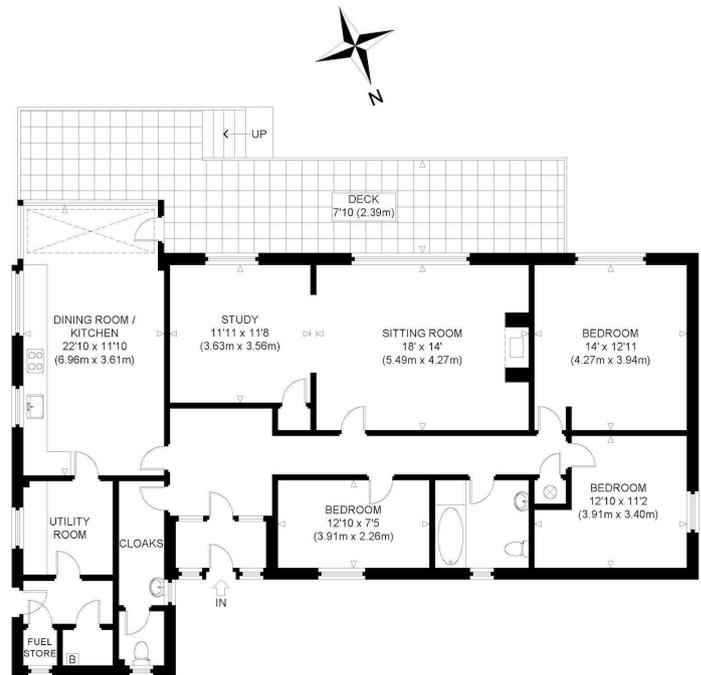
Tucked away in an elevated position in the picturesque village of Fearnan, this property is ideally located for those who want to enjoy tranquil, country life but with the convenience of bustling towns nearby. Fearnan is situated on the north shore of Loch Tay, bordering the beautiful woodlands of the Tay Forest Park and approximately 4 miles from Kenmore and 10 miles from thriving Aberfeldy. Glen Lyon is just to the north with wonderful walks and hikes. For commuters, the charming town of Pitlochry is nearby and offers mainline train travel to Central Scotland as well as Dunkeld, and for the motorist, the A9 leads directly to the Queensferry Crossing and Scotland's central motorway network.





SPECIAL NOTES

1. These particulars do not form part of an offer or contract.
2. Whilst these particulars are believed to be correct, they are not guaranteed and prospective purchasers must satisfy themselves as to their accuracy.
3. All measurements are approximate and any floor plan attached indicative only.
4. The services and appliances (if any) included in the sale have not been tested



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1599 SQ. FT / 148.6 SQ. M

CROFT COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1599 SQ. FT / 148.6 SQ. M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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- by Murray Snell W.S. nor does anyone in their employment have authority to make or give any representation or warranty relating to the property.
5. Prospective purchasers are advised to contact Murray Snell W.S. in order that they may be notified of a closing date being fixed for receipt of offers.
6. The seller shall not be bound to accept the highest or any offer.

AUTHORISED TO CONDUCT INCIDENTAL FINANCIAL BUSINESS BY THE LAW SOCIETY OF SCOTLAND



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