

# Grassways, 17 Dalchiaran

FEARNAN, KENMORE, PERTSHIRE, PH15 2QW



*Charming four double-bedroom semi-detached bungalow, nestled in the picturesque countryside*



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Nestled in the picturesque countryside of Kenmore, this charming four-double-bedroom semi-detached bungalow embodies the essence of tranquil living. Surrounded by lush landscapes and just a leisurely stroll away from the serene Loch Tay, this property offers a unique blend of natural beauty and modern comfort.

# THE LOUNGE



As you step through the spacious entrance hall, you're greeted by a sense of openness and warmth, with each room seamlessly connected for easy accessibility. The heart of the home, the living room, exudes cosiness with its inviting wood burner, creating a perfect ambience for relaxation. French doors effortlessly connect the interior to the exterior, offering breathtaking views of the sprawling countryside and providing an ideal spot for enjoying the fresh air and sunshine.

# THE KITCHEN



The generously sized kitchen breakfast room is a culinary haven, equipped with ample appliance space, seating options, and direct access to the garden, making it perfect for both casual family meals and entertaining guests. Storage is abundant, with various cupboards found throughout the hallway, ensuring clutter-free living.





The master bedroom boasts an en-suite WC, providing a private sanctuary for relaxation and rejuvenation. Bedrooms 2-4 are thoughtfully designed with fitted wardrobes, maximizing space and functionality. The family bathroom is a haven of indulgence, featuring a decadent four-piece suite with an elegant iron-claw bath, offering a touch of sophistication to everyday routines.

# THE BATHROOM



# BEDROOM 1



a private sanctuary for  
relaxation and rejuvenation



# BEDROOM 2



# BEDROOM 3



Outside, the property reveals even more delights, with an expansive driveway capable of accommodating up to eight cars, ensuring ample space for both residents and visitors. A well-stocked side garden with a vegetable patch provides the perfect setting for gardening enthusiasts, while the rear lawn garden offers a peaceful retreat with uninterrupted views of the open countryside.

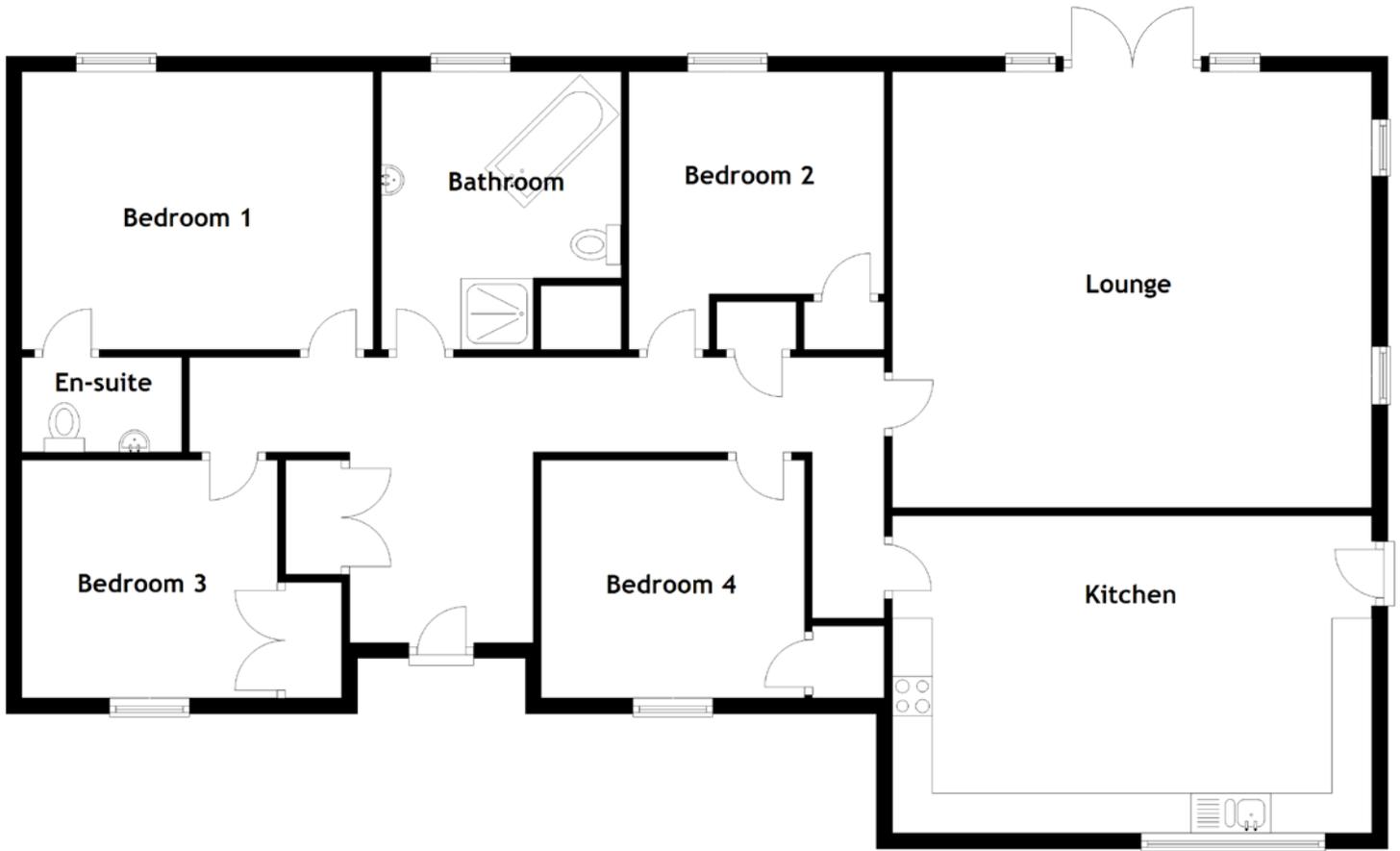
Properties of this calibre are a rare find and highly sought after, whether as a cherished family home or an idyllic holiday retreat. With its perfect blend of rural tranquillity and modern comfort, this delightful bungalow promises a lifestyle of serenity and relaxation, making it a truly remarkable opportunity not to be missed.

## EXTERNALS & VIEW





# FLOOR PLAN, DIMENSIONS & MAP



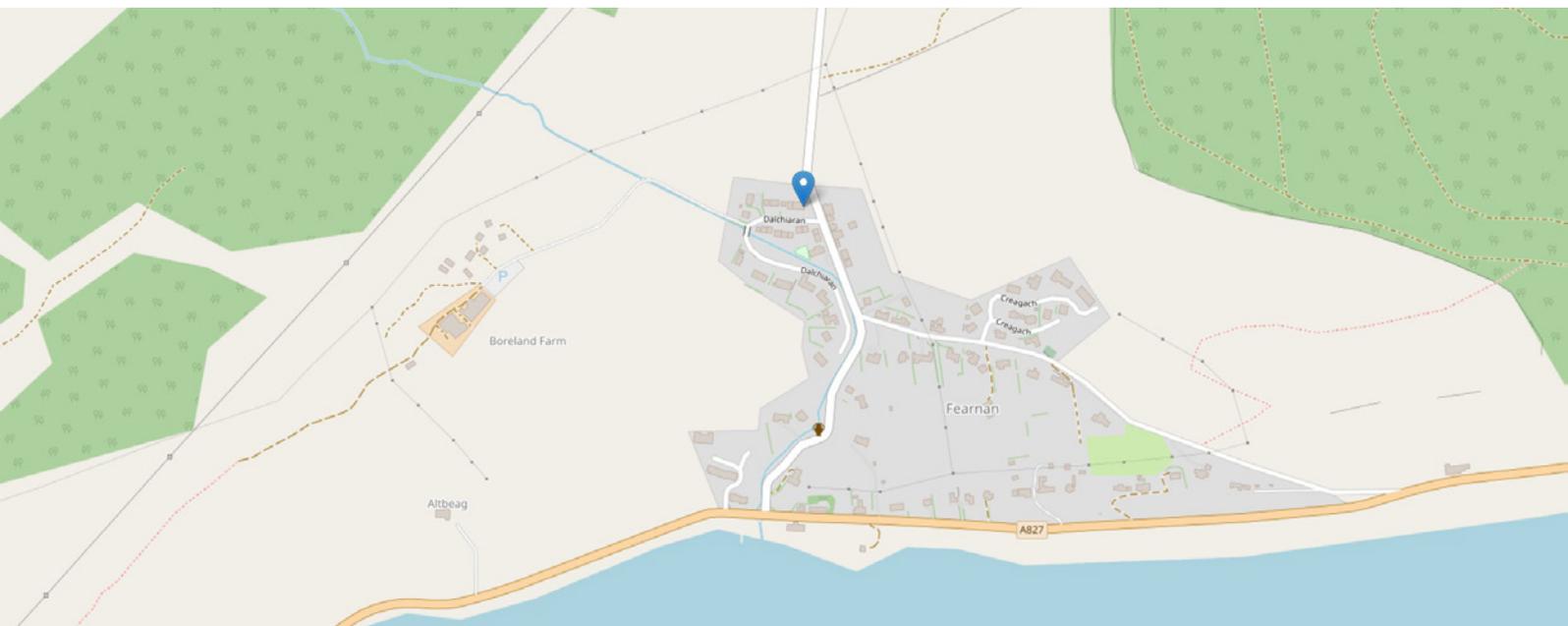
Approximate Dimensions (Taken from the widest point)

Lounge	6.00m (19'8") x 5.50m (18'1")
Kitchen	6.00m (19'8") x 4.00m (13'1")
Bathroom	3.50m (11'6") x 3.00m (9'10")
Bedroom 1	4.40m (14'5") x 3.50m (11'6")
En-suite	2.00m (6'7") x 1.20m (3'11")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")

Bedroom 3	3.20m (10'6") x 3.00m (9'10")
Bedroom 4	3.30m (10'10") x 3.00m (9'10")

Gross internal floor area (m<sup>2</sup>): 138m<sup>2</sup>  
EPC Rating: D

Extras: Floor coverings, fitted appliances, light fittings and blinds are included in the sale.



# THE LOCATION

Aberfeldy, nestled in the heart of Perthshire, Scotland, is a picturesque town brimming with natural beauty and rich history. Surrounded by stunning countryside, majestic mountains, and the tranquil River Tay, Kenmore offers a perfect blend of outdoor adventures and cultural experiences. Outdoor enthusiasts will find themselves in paradise, with an array of activities to enjoy. From hiking the scenic trails of the nearby Ben Lawers National Nature Reserve to exploring the enchanting Birks of Aberfeldy woodland walk, there's no shortage of opportunities to immerse oneself in nature's splendour. For those seeking more adrenaline-fueled pursuits, Kenmore is renowned for its water sports, including kayaking, white-water rafting, and canoeing on the River Tay.





History buffs will also delight in Aberfeldy's rich heritage, with landmarks such as the historic Wade's Bridge, built in the 18th century, and the striking Black Watch Monument, honouring the famous regiment. The Aberfeldy Distillery offers a fascinating glimpse into the art of whisky making, allowing visitors to sample the renowned Dewar's Scotch whisky.

Aberfeldy's vibrant town centre boasts an array of charming shops, cafes, and galleries, perfect for leisurely strolls and indulgent shopping sprees. The town's bustling farmers' market showcases the finest local produce, from artisan cheeses to freshly baked goods, offering a true taste of Perthshire's culinary delights.

With its breathtaking scenery, rich cultural heritage, and warm hospitality, Kenmore invites visitors to unwind, explore, and create unforgettable memories in this idyllic corner of Scotland. Whether you're seeking adventure in the great outdoors or simply yearning for a peaceful retreat, Kenmore offers the perfect escape from the hustle and bustle of everyday life.



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