




McEwan Fraser Legal

Solicitors & Estate Agents

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An Tigh Sgoile

ABERFELDY, PERTSHIRE, PH15 2HX



Aberfeldy

Located within the impressive countryside and with views towards Loch Tay, An Tigh Sgoile offers access to a variety of outdoor pursuits close by.

The historic town of Aberfeldy is within easy reach and the village of Kenmore is located about six miles away which has a Church, Post Office with a small general store and a hotel. The village is on the shores of Loch Tay and is home to the Mains of Taymouth resort which has The Courtyard bar and restaurant, shop and delicatessen. This country and golf resort offers a mixture of sporting and leisure pursuits such as riding stables, golf course and trekking centre. Further golf courses can be found at Aberfeldy and Pitlochry. Water sports may be enjoyed on Loch Tay at Kenmore where the marina with purpose-built facilities offers sailing, canoeing and kayaking and the surrounding hills offer ample routes for hill walking with Ben Lawers located on the north shore.

There is a mainline train station at Pitlochry and Dunkeld with direct services to Edinburgh, Inverness, Perth and a sleeper service to London Euston from Dunkeld.

An Tigh Sgoile

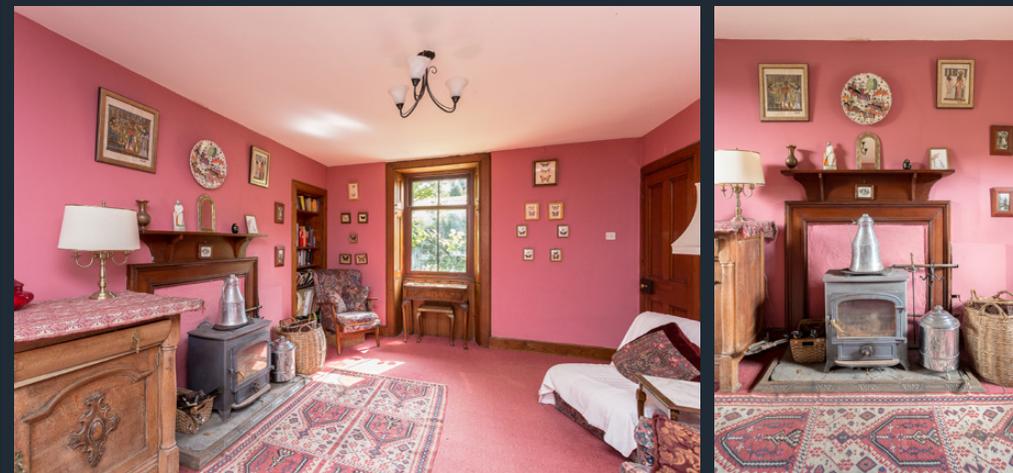


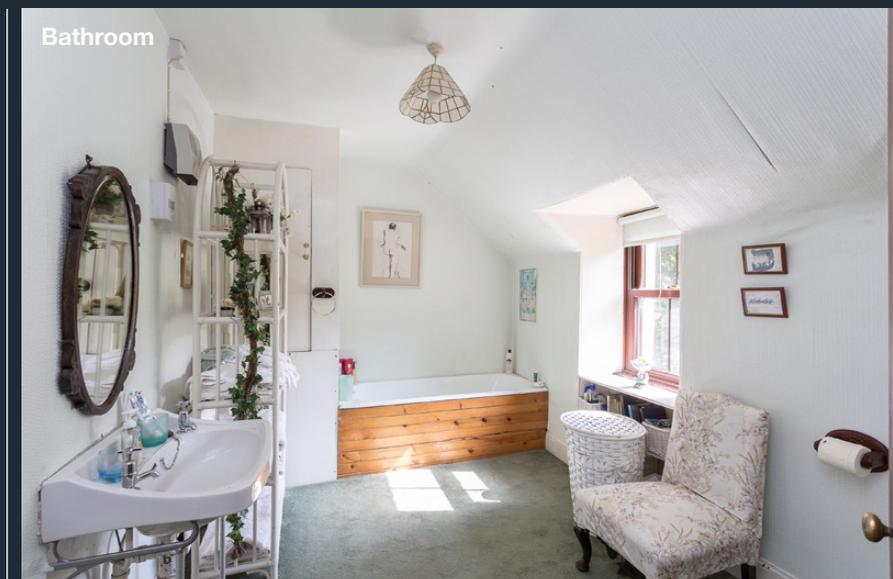
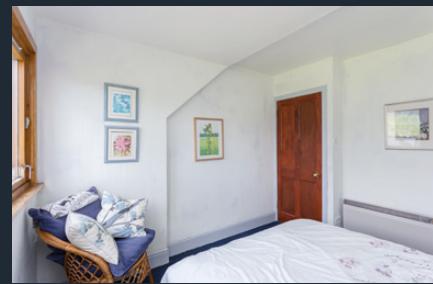
We are delighted to offer onto the open market 'An Tigh Sgoile'. This semi-detached former Schoolhouse enjoys a rural setting with fantastic views to the front and rear with views over Loch Tay.

The house has a dual aspect sitting room with a wood-burning stove and a dining room, also with a wood-burning stove. The adjacent kitchen benefits from a larder and a door leading to the conservatory. The conservatory, split into two rooms has a door providing garden access and views towards Loch Tay. There are three bedrooms on the first floor, together with a family bathroom and a store cupboard.

Outside in the garden, the grounds run from outside the conservatory around the house. Some areas are laid to lawn and others enjoy a wild garden feel. There is a driveway with ample parking and a shed with storage. To the front is more guest parking if required.

This property is positioned in such a lovely location within a short drive of Kenmore and all that area has to offer.





Specifications & Details

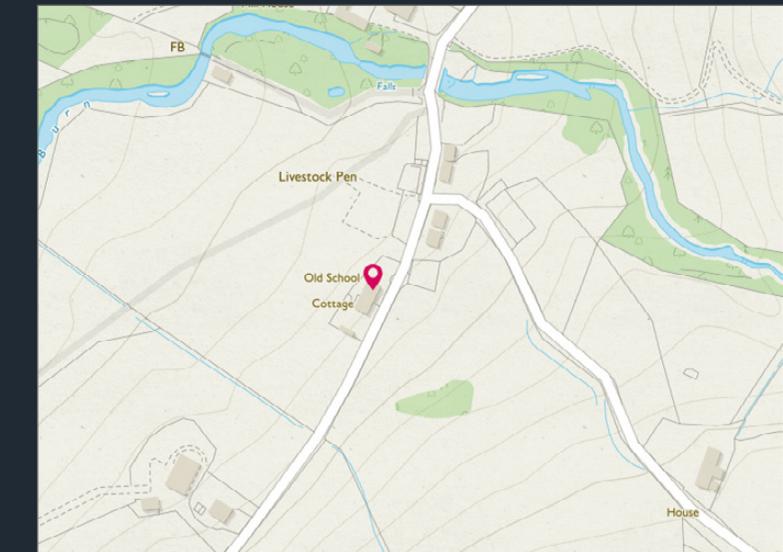


Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.70m (12'2")
Dining Room	4.90m (16'1") x 3.20m (10'6")
Kitchen	3.20m (10'6") x 2.00m (6'7")
Utility	2.20m (7'3") x 1.00m (3'3")
Conservatory 1	3.80m (12'6") x 1.90m (6'3")
Conservatory 2	5.50m (18'1") x 1.70m (5'7")
Bedroom 1	3.20m (10'6") x 3.20m (10'6")
Bedroom 2	3.70m (12'2") x 2.40m (7'10")
Bedroom 3	3.20m (10'6") x 2.00m (6'7")
Box/Store Room	2.20m (7'3") x 1.20m (3'11")
Bathroom	3.60m (11'10") x 2.40m (7'10")
WC	1.50m (4'11") x 1.30m (4'3")

Gross internal floor area (m²): 119m² | EPC Rating: F

Extras (Included in the sale): Floor coverings, light fittings, blinds and appliances.





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