



Unique three-bedroom cottage with most of the outdoor space being a raised deck



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McEwan Fraser Legal is delighted to present this unique home in the picturesque village of St Fillans offers a rare opportunity to enjoy life in a truly stunning location, right across the road from the local golf course. Having been cherished by its current owner as a family home, it is now ready for a new chapter as they relocate.

THE LOUNGE



The property has been beautifully maintained and features a welcoming ground floor with a modern kitchen, cosy lounge, bright dining room, a well-sized bedroom, and a toilet with a wash hand basin. The lounge is inviting, with contemporary flooring and the warmth of a stove, while the dining room is filled with natural light, creating an ideal space for gathering with family or friends.

THE DINING ROOM

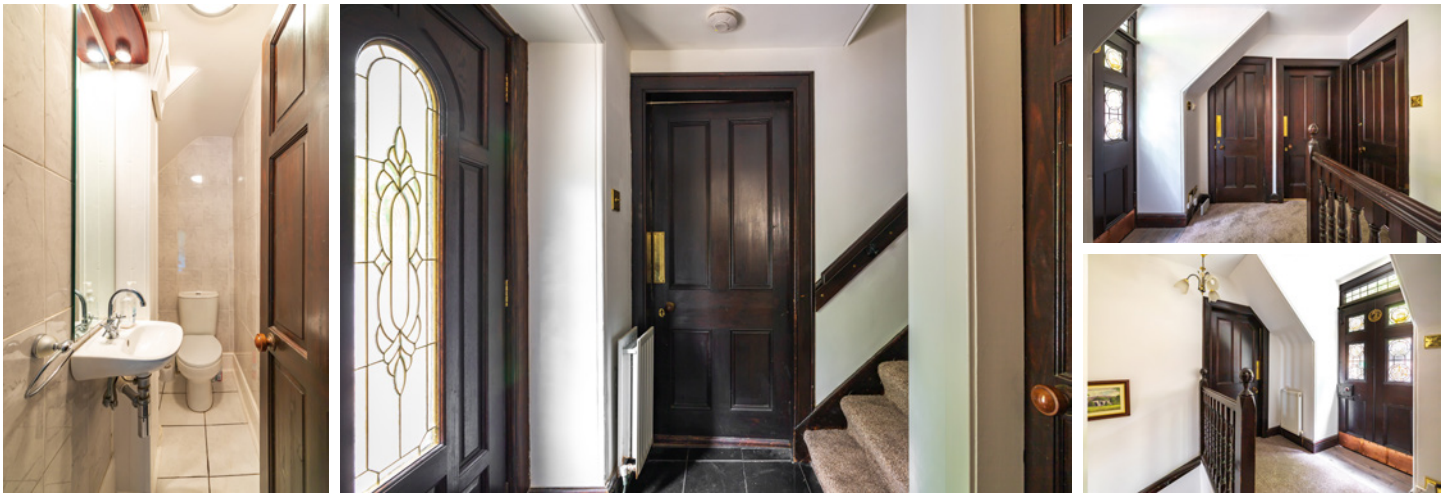


THE KITCHEN



BEDROOM 3



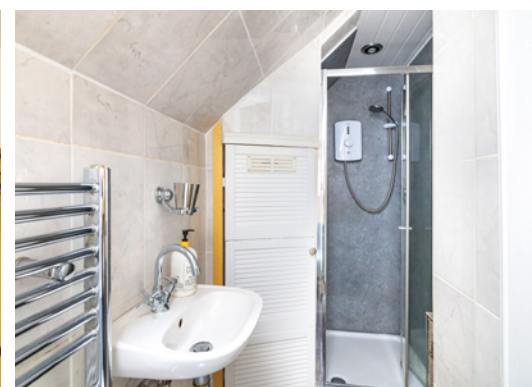


On the upper floor, there are two further bedrooms and the family bathroom. From this level, a door opens onto a raised deck, providing a perfect outdoor space to enjoy stunning views, socialise, or relax with a morning coffee in complete tranquillity.

THE BATHROOM



BEDROOM 1

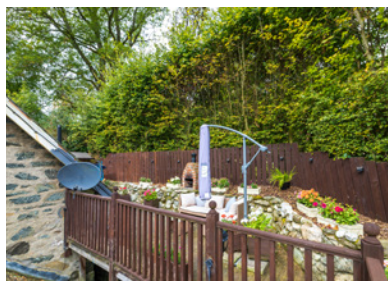
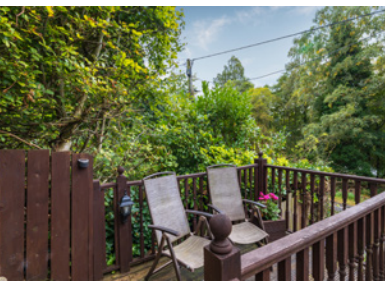
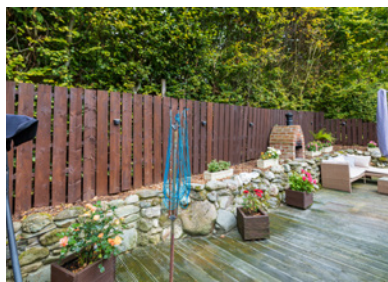
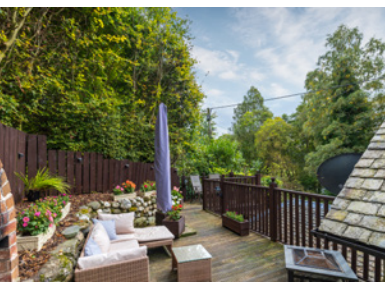


BEDROOM 2

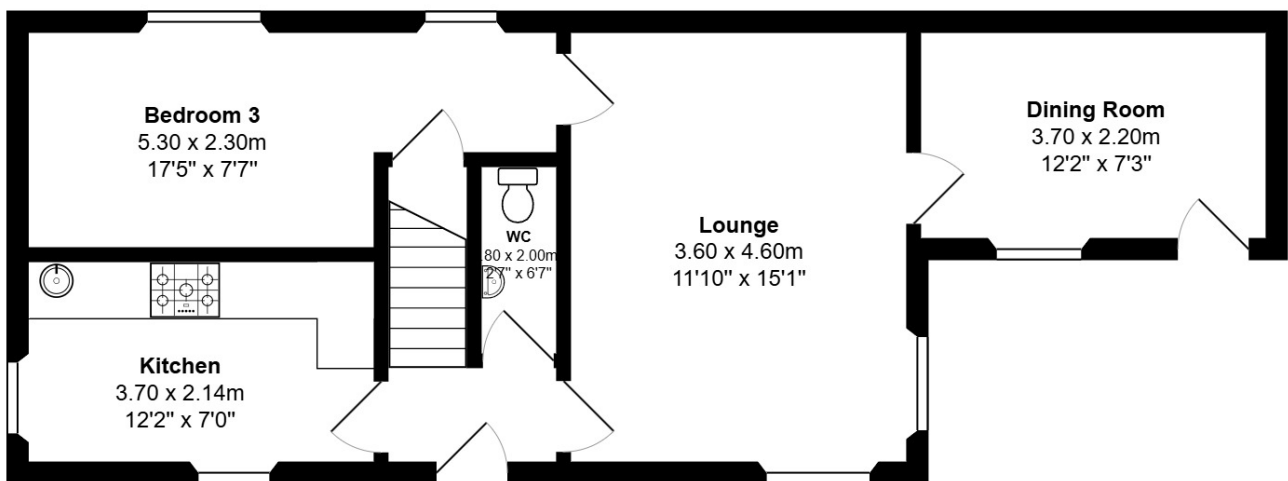
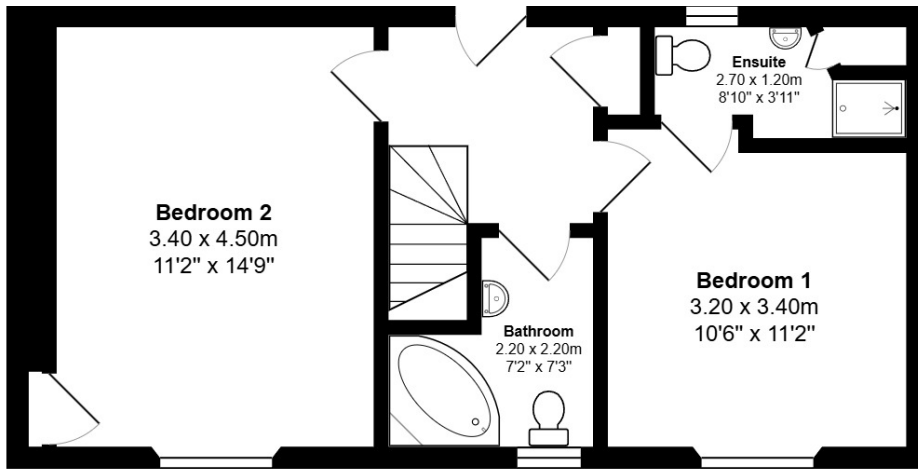


Convenient parking spaces and a garage, located just across the road, are currently rented, and it's believed these can be made available to the next owner. Whether you're a keen golfer or simply looking for a peaceful retreat in a remarkable setting, this home offers an unmatched lifestyle in the heart of St Fillans.

EXTERNALS

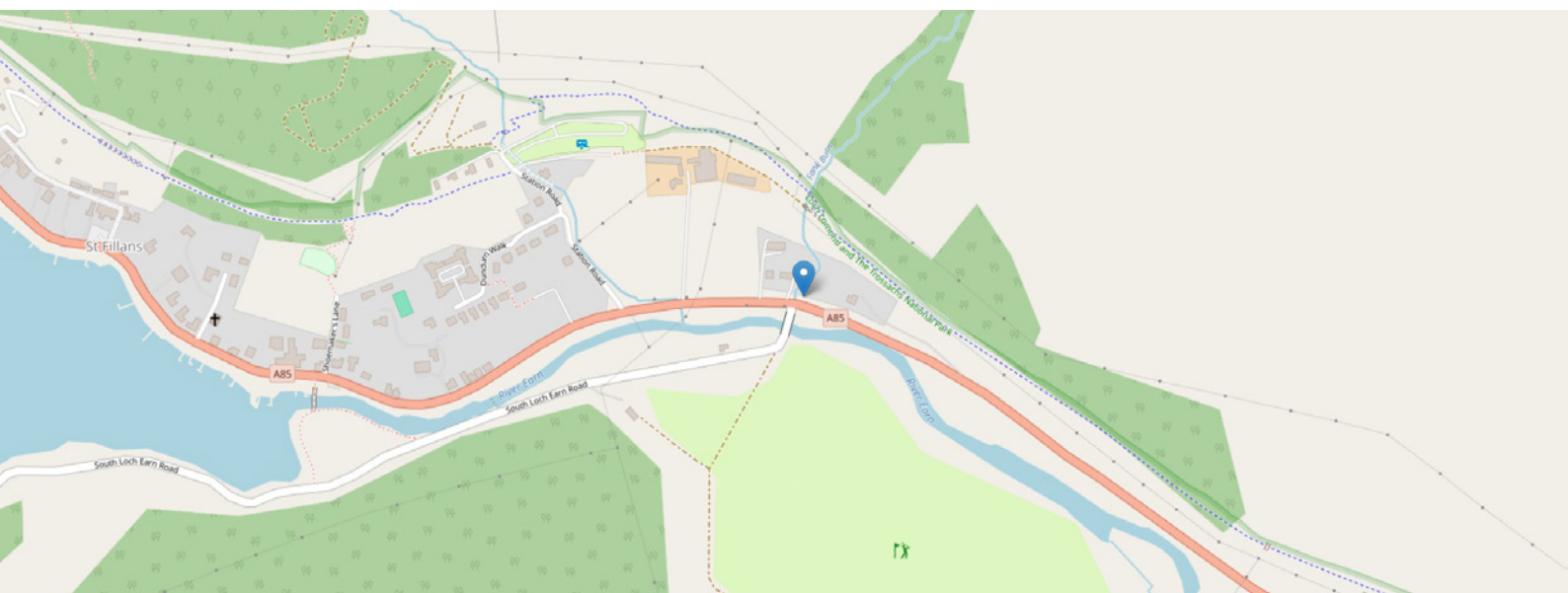


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 89m²
EPC Rating: G



THE LOCATION

St Fillans is a charming and tranquil village located on the banks of Loch Earn, offering an idyllic lifestyle surrounded by breathtaking scenery. Nestled in the heart of the Scottish Highlands, this area is renowned for its outdoor pursuits, including golf, hiking, and watersports, making it an ideal location for those who enjoy an active yet peaceful lifestyle. The home is situated directly opposite St Fillans Golf Course, a beautifully maintained 9-hole course with spectacular views, perfect for golf enthusiasts.

The village itself provides a strong sense of community, with local amenities including a village shop, cafes, and a hotel, all adding to its appeal. For those seeking a balance of rural tranquillity with easy access to nearby towns, St Fillans is well-connected to the larger towns of Crieff and Comrie, offering additional services and shopping opportunities. With its picturesque surroundings and welcoming atmosphere, St Fillans is a highly sought-after location for couples, families, and retirees looking for a peaceful retreat in one of Scotland's most scenic areas.




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