



BOVAIN

ACHARN, ABERFELDY



BOVAIN, ACHARN, ABERFELDY

A lovely Scandinavian inspired property within delightful mature gardens near Loch Tay.

Kenmore 2 miles ■ Aberfeldy 8 miles ■ Pitlochry 21 miles
Perth 38 miles

Offers Over £225,000

- 2 reception room, 2 bedrooms
- Generous open plan living space with lovely views of Loch Tay
- Good scope for modernisation with flexible accomodation
- Lovely garden area with patio and productive fruit trees.
- Pretty views looking across Loch Tay
- Located in a very desirable area in the heart of Perthshire.

Galbraith

Perth
01738 451111
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 OnTheMarket





SITUATION

Bovian is located in the hamlet of Acharn on the banks of Loch Tay, near the village of Kenmore. The house lies in an area of natural beauty within highland Perthshire, known for its beautiful countryside, with lochs, forests and impressive views.

Just 1.7 miles along the road is the popular village of Kenmore which provides lovely local facilities including a post office and shop, restaurant and café. The historic town of Aberfeldy, Scotland's first Fairtrade town is within easy reach. There is a selection of independent retailers, bank, supermarket and schooling at the Breadalbane Academy, doctors, dentist and veterinary practices. The town provides many facilities for young families and children with Victoria Park a short walk from the town centre. The Breadalbane Community Campus offers an excellent range of facilities including a swimming pool, fitness classes, sports hall, gym and squash courts. For golfers, this area offers a diverse range including courses at Aberfeldy, Taymouth Castle, Pitlochry, Blair Atholl and Strathhtay.

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 and glens offer ample routes for hill walking. The magnificent Loch Tay also provides spectacular views, with Ben Lawers located on its north shore. There are numerous opportunities for cycling. The Tay Forest Park is within easy reach and there are many prestigious fish beats in the local area including Pitcastle, Grandtully and Findynate.



The fair city of Perth can be reached in approximately 1 hours' drive and the train station at Pitlochry and Birnam have regular services to Perth, Edinburgh, Glasgow and Inverness and a nightly sleeper train to London.

DESCRIPTION

Bovian is a two-story house which has an attractive reception room and is well presented throughout. The property has a delightful sunroom which looks up the hill over the surrounding farmland and woodland. The main living area is found on the first floor and comprises an open-plan kitchen and living room, the far-reaching views and ample natural light from the dual aspect windows. The living room is spacious with a wood burning stove, and the adjacent kitchen is a well laid out and welcoming space which allows a flexible family space. The views over the lovely garden and onto Loch Tay are superb, and being set back off the road provides privacy. Downstairs, Bovian benefits from two double bedrooms and a bathroom.

ACCOMMODATION

Living/Dining Room, Kitchen, Sunroom, Two Double Bedrooms, Family Bathroom, WC.

GARDEN (AND GROUNDS)

Bovain sits within a delightful mature garden which wraps around the house and provides lovely privacy. There is a private parking area off the main road which has an attractive grassy covering and hardstanding underneath with space for two cars. The garden is mostly laid to lawn with mature trees and shrubs including mature, productive fruit trees.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Phone Signal
Mains	Mains	Private	Freehold	Electric	Band D	Band F	Yes	Yes

DIRECTIONS

From Aberfeldy, take the A827 west for approximately 6 miles to Kenmore. When at Kenmore, take left turn which leads you to a road on the south banks of Loch Tay, from here, carry on for approximately 1 mile and Bovian is on the left.

POST CODE

PH15 2HS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: happening.restless.assume

SOLICITORS

Thorntons Law, 7 Whitefriars Crescent, Perth, PH2 0PA. T: 01738 621212

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. Tel: 01738 475000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

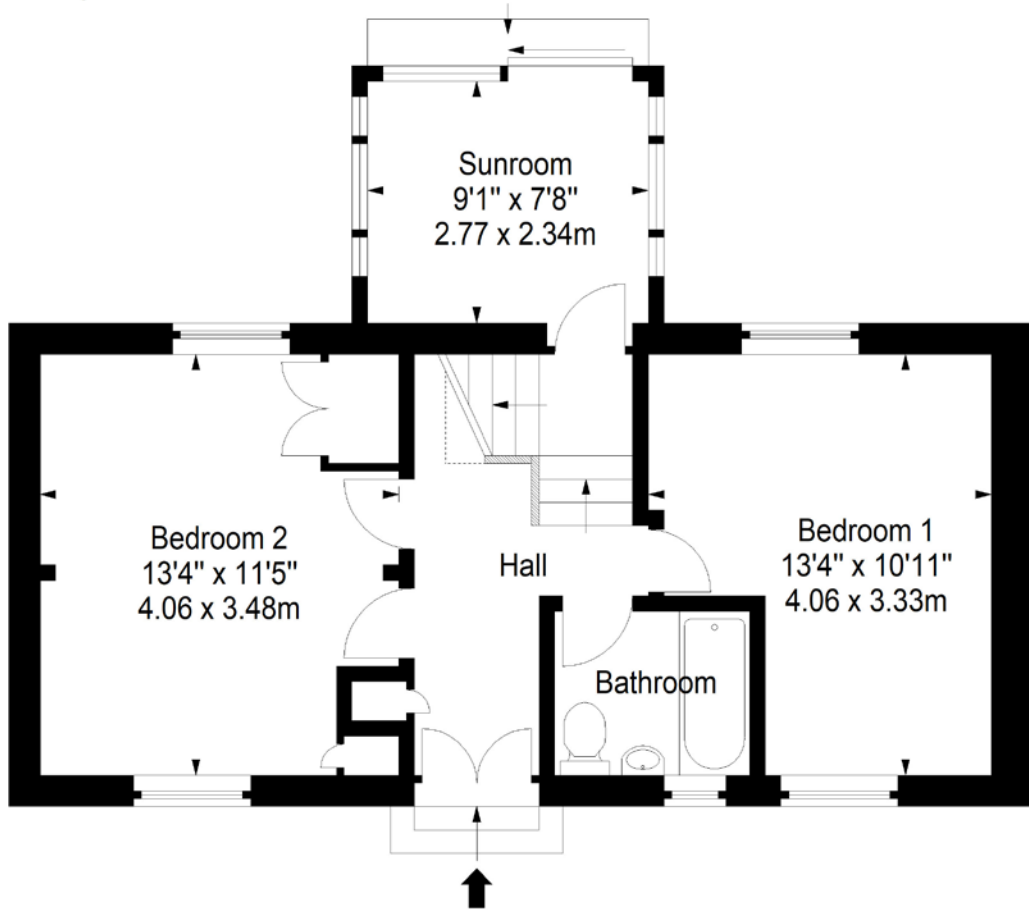




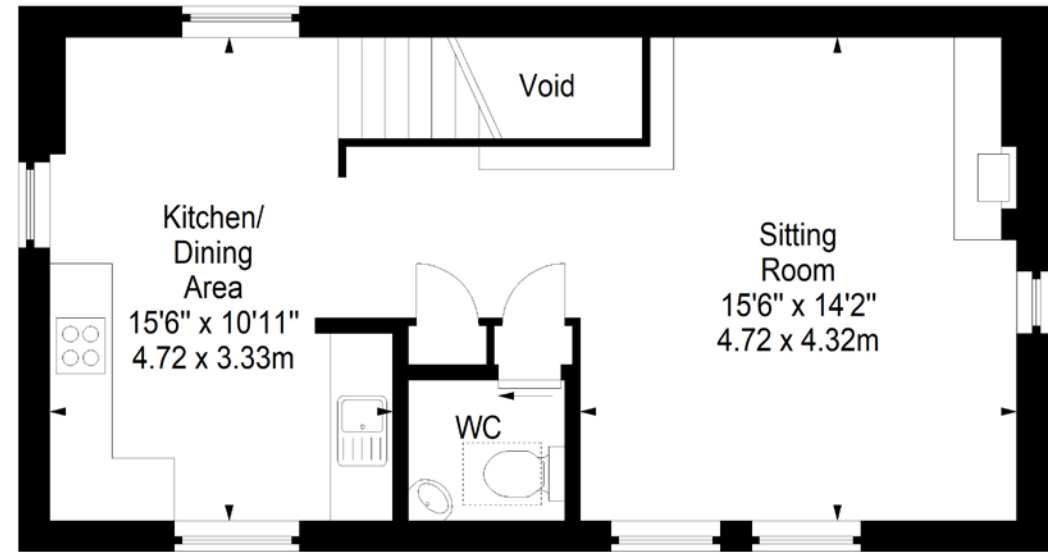
**Bovain,
Acharn,
Aberfeldy,
Perth and Kinross, PH15 2HS**



Approx. Gross Internal Area
972 Sq Ft - 90.30 Sq M
For identification only. Not to scale.
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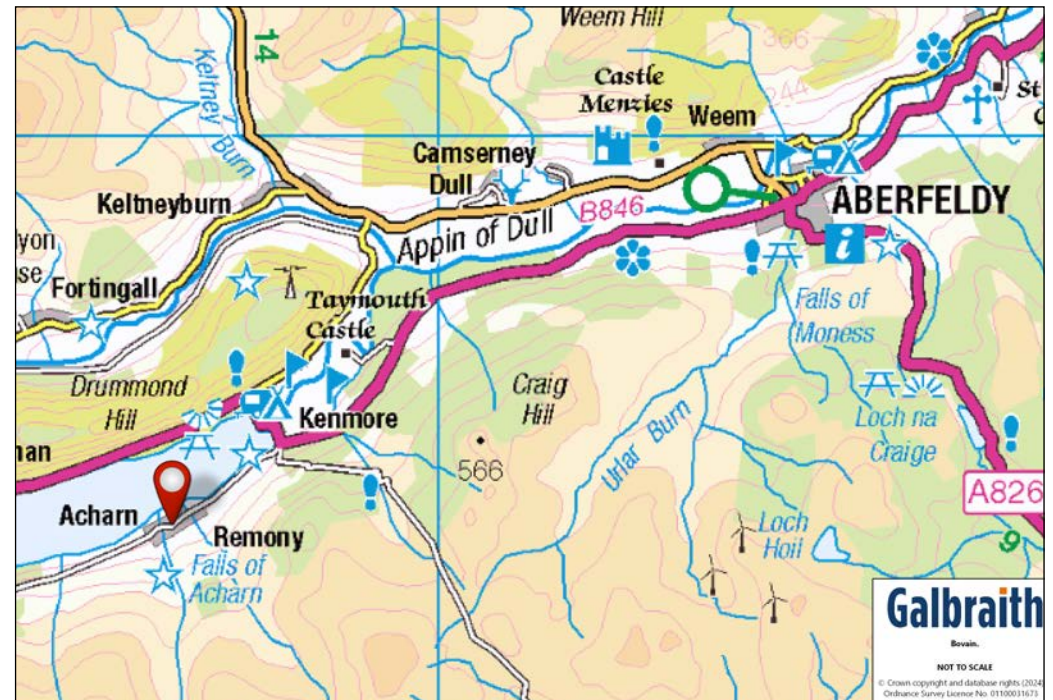
Ground Floor



First Floor

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2024.





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