

1 The Maxwells | Mains of Taymouth Kenmore | Aberfeldy | PH15 2HN

- RECEPTION ROOM 1
- BEDROOM 1
- BATHROOM 1
- PRIVATE BALCONY
- PARKING
- STUNNING LOCATION

J&H Mitchell WS
SOLICITORS & ESTATE AGENTS
Since 1836

OFFERS OVER
£225,000

1 THE MAXWELLS

An exceptionally appealing and stylish one-bedroom villa, beautifully appointed over two levels. Underfloor heating throughout adds an extra touch of luxury, while the beautifully presented open-plan living space creates a wonderful setting for relaxation, with doors opening onto a patio seating area.
A staircase leads to the bedroom, where a striking vaulted ceiling enhances the sense of space and character. French doors open onto a private balcony, providing a delightful vantage point from which to enjoy the gorgeous views across the surrounding landscape. The bedroom is further complemented by a luxurious en-suite bathroom, featuring an elegant suite and separate shower enclosure.
Private parking adds to the convenience and appeal of this delightful villa.
The Maxwells is offered fully furnished as a residential home; however, it also offers excellent potential as a holiday let investment, complementing the established collection of holiday properties at The Mains of Taymouth.
https://www.taymouth.co.uk/our-cottages/maxwells/1-bedroom-villas/





LOCATION

Kenmore is a picturesque village at the eastern end of Loch Tay, known for its whitewashed cottages, village square, and stunning Highland scenery. Surrounded by hills and water, it offers a peaceful, scenic lifestyle with easy access to outdoor activities. Nearby Taymouth Castle adds to its historic charm.



Aberfeldy is the geographical heart of Scotland situated on Scotland's longest river, the River Tay and is home to the Birks Cinema and Dewar's Distillery. You will also find a good selection of local shops, a golf course, community campus housing the library, swimming pool and sporting facilities as well as primary and secondary schools. The area is renowned for outdoor activities including white water rafting, abseiling, gorge walking, canyoning, and mountain biking.







DIRECTIONS

From our office in the Square, Aberfeldy, head along the A827 towards Kenmore. Pass the loch on your left continue through the village, over the bridge and turn right into Mains of Taymouth. Head straight on towards reception and park on your left. The property can be found along the path on your left.

FIXTURES & FITTINGS

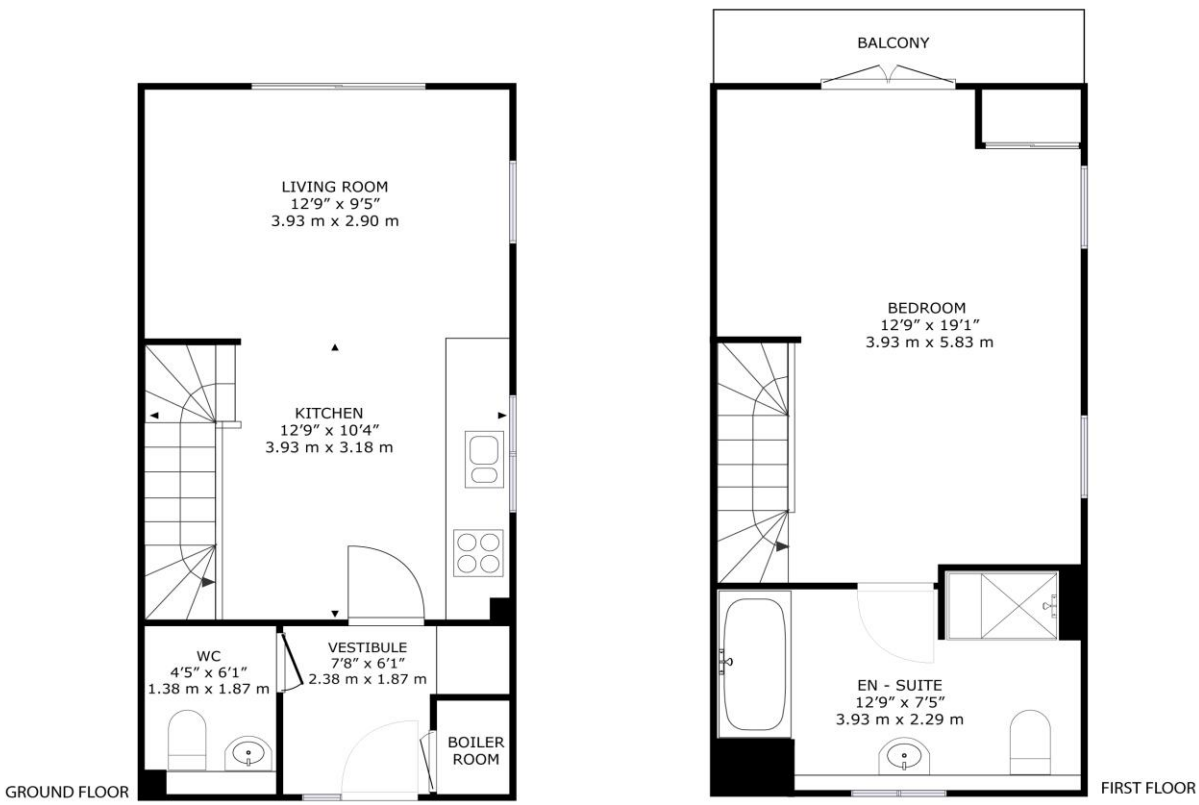
All fixtures and fittings are included in the sale unless otherwise stated.

VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

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EPC RATING D **COUNCIL TAX BAND C**



1 The Maxwells, Mains of Taymouth, Kenmore PH15 2HN

GROSS INTERNAL AREA
GROUND FLOOR : 380 sq. ft,35.3 m2, FIRST FLOOR : 377 sq. ft,35.0 m2
TOTAL: 757 sq. ft,70.3 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.