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Inverachray

St Fillans, Perthshire, PH6 2NF



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We are delighted to offer for sale this charming, immaculately presented villa enjoying attractive views across Loch Earn, located in beautiful St Fillans. This three bedroom bespoke build offers most versatile accommodation over two floors, with 2 en-suites, a fantastic upper lounge/family room, low maintenance garden, wooded backdrop, private parking & detached garage.

Fully modernised, with a well proportioned flexible layout comprising on the ground floor; large entrance PORCH, HALL with storage and stairs to upper floor, DINING KITCHEN/FAMILY ROOM, SIDE PORCH/GARDEN ROOM, THREE DOUBLE BEDROOMS (two with EN-SUITE SHOWER ROOM & WET ROOM, the master with DRESSING ROOM), large UTILITY ROOM with external door, and FAMILY BATHROOM. The excellent upper floor provides a multi-functional space c.38.5ft in length. Currently utilised as a LOUNGE & STUDY/OFFICE, and could be sub-divided to create 2 rooms, subject to any necessary permissions.

The fully enclosed garden offers much privacy, & has been landscaped by the current owner, creating attractive paths and dry stone retaining walls, seating areas, mature planted beds and rockeries. There is a wooden pergola, summer house with an excellent outlook, timber shed and detached brick-built garage.

A wonderful bespoke villa boasting an enviable position in one of Scotland's most scenic yet accessible areas. Early viewing is recommended.

Video Tour https://my.matterport.com/show/?m=AeV3q4tDKWF

Energy Rating 'C' **Council Tax** Band 'E'

Services Mains water, drainage & electric, oil central heating & solar panels.

Viewing Strictly by appointment through Irving Geddes.

Directions Heading west through the village, take a right turn off the main road immediately before the entrance to the Achray Hotel. The property is located at the top of the lane.

St. Fillans is at the eastern tip of Loch Earn, within the boundary of the Loch Lomond and Trossachs National Park. Fishing, sailing and water-skiing are all well established here, with boat-launching & equipment hire all close by. This is also a walker's paradise with the munros Ben Vorlich & Stuc a' Chroin situated on the South side of the Loch along many woodland & hill walks. St. Fillans has a golf course, village shop and hotels/restaurants. A further range of amenities are available in the charming village of Comrie 6 miles east, which can also be reached via the Loch Earn Railway Path, part of the national cycle network.






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GROUND FLOOR

DRESSING ROOM
9'10" x 9'2"
3.00m x 2.80m

ENSUITE
11'2" x 4'7"
3.40m x 1.40m

UTILITY ROOM
11'10" x 7'10"
3.60m x 2.40m

BATHROOM
8'6" x 6'11"
2.60m x 2.10m

ENSUITE
8'7" x 8'3"
2.61m x 2.51m

BEDROOM
11'6" x 10'2"
3.50m x 3.10m

C

C

HALLWAY

BEDROOM
18'1" x 11'2"
5.50m x 3.40m

BEDROOM
12'6" x 11'10"
3.80m x 3.60m

HALLWAY

KITCHEN/DINING ROOM
19'4" x 15'9"
5.90m x 4.80m

CONSERVATORY
9'6" x 7'10"
2.90m x 2.40m

W

UP

VESTIBULE

GARAGE
19'0" x 11'2"
5.80m x 3.41m

FAMILY ROOM/OFFICE
38'5" x 13'9"
11.70m x 4.20m

DOWN

1ST FLOOR















These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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