



# WILLOWBANK

FEARNAN, PERTHSHIRE



**RETTIE**









# WILLOWBANK

FEARNAN, PERTSHIRE PH15 2PF

A generously proportioned three bedroom home, situated in an elevated position with views over Loch Tay and located in the charming highland village of Fearnan.

## ACCOMMODATION

Ground Floor: Vestibule, Hall, Sitting Room with large Balcony, Dining Room, Kitchen, Principal Bedroom with ensuite W.C., two further Bedroom, Family Bathroom.

Exterior: Willowbank is situated at the end of the cul-de-sac with a drive which provides off road car parking as well as access to a large double garage. The garden is well stocked with a variety of shrubs and bushes to provide a good display of all year-round colour. Patio terrace and garden shed.







#### SITUATION

Willowbank is located on the north side of Loch Tay on the west periphery of the Village of Fearnan. Fearnan is a small crofting village which is located off the A827, the road between Killin and Kenmore. Approximately 3.6 miles away is the village of Kenmore which was laid out as a model village by the Third Earl of Breadalbane from 1760. Today it is a thriving Highland village which is famous for the annual opening of the River Tay salmon season. Kenmore is a Conservation Village with period cottages, Hotels, Village Shop and Church as well as a 9-hole Golf Course.

A short distance away is Aberfeldy which is famed for its stunning views as well as a fine selection of local Shops, Restaurants and a Cinema as well as a Bank and Medical services.

Recreationally there are plenty of opportunities in the area including Golf Courses at Aberfeldy, Kenmore, Killin, Strathtay, Pitlochry and Dunkeld. Water sports are available on Loch Tay, plus the famous River Tay offers salmon fishing. There are many beauty spots including Glenlyon and The Queen's View at Loch Tummel. Surrounding woods, moorland and hills offer an abundance of walking and climbing opportunities with several Munro's such as Schieallion and Ben Lawers in the vicinity.

The Scottish Highlands offer skiing and mountain biking at Aviemore, Glenshee and Aonach Mor.

There is a Primary School in Kenmore and Secondary education is available at the highly regarded Breadalbane Academy which provides education from pre-school to 18.

#### GENERAL DESCRIPTION

Willowbank was built in 1982 and is finished in an attractive mix of brick and rough cast render under a pitched tiled roof. The house sits in an elevated position at the end of the cul-de-sac providing off road car parking and a private drive as well as access to a large double garage. Internally the house has been thoughtfully laid out with the hall providing central access to most of the rooms.

The front door opens into a vestibule with a shelved cupboard housing the fuse box, a further door leads to a welcoming hallway.

The sitting room is bright, well-proportioned room and enjoys a Contura wood burning stove. The focal point of the room is the south-facing balcony, which is accessed via a glass sliding door, providing a stunning outlook over the hills, neighbouring landscapes, and Loch Tay. The adjoining dining room has a similar aspect through a large window and is conveniently placed adjacent to the kitchen and sitting room.

The kitchen is bright with a modern feel and a good selection of wood style floor and wall fitted kitchen units, one and a half sink and drainer, attractive granite style work surfaces with matching splashback, completed by a shelved cupboard providing useful storage. A large window provides extensive views out to Ben Lawers. Kitchen appliances include a Smeg 4-ring hob, Smeg oven, and there is a recess for a fridge/freezer and space for a dish washer.

The bedroom accommodation is all of a good size and located to the rear of the property with attractive views over the rear garden. The principal bedroom includes a built-in wardrobe and an ensuite WC with pedestal wash hand basin. There are two further double bedrooms, both with fitted wardrobes.

The family bathroom is very well presented and includes a bath with shower over, wash hand basin with mirrored cabinet above, W.C., heated towel rail, recess spotlights, tiled walls and flooring, and this room has been upgraded with under floor electric heating.

Willowbank has off road car parking and double garaging with up-and over insulated electric doors. The garden is well stocked with a variety of plants, trees, shrubs, and bushes including mature Japanese acers, Himalayan orchids, cabbage trees and mature eucalyptus.

## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH15 2PF.

### Directions

From the A827, take the road to Fearnan and then take the first right hand turning. Continue along the road, past The Pottery Shop and take the opening on the left hand side (Creagach) then first right. Willowbank is the last house at the end of the cul-de-sac.

### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

### Services

Mains Electric, Mains Water, Mains Sewage. Electric panel and under floor heating.

### Local Authority

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

### Council Tax

Band D

### EPC Rating

Band D

### Tenure - Freehold

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.











#### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

#### Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk). In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

#### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

#### Important Notice

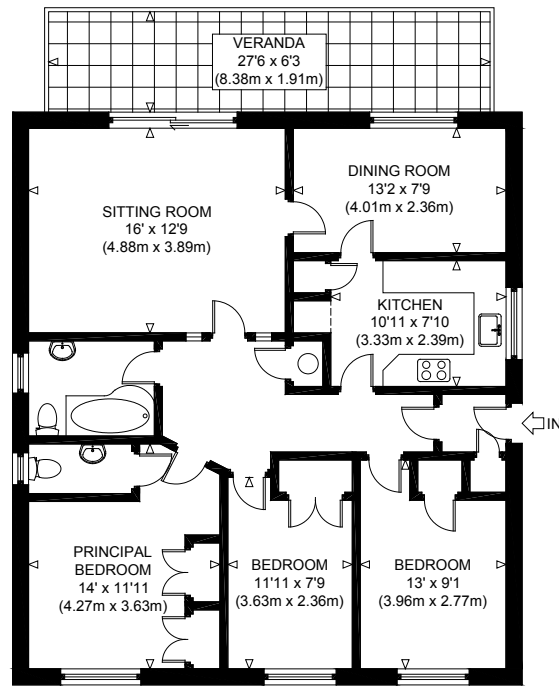
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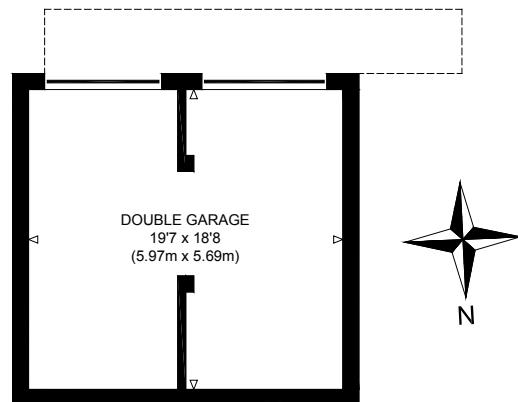
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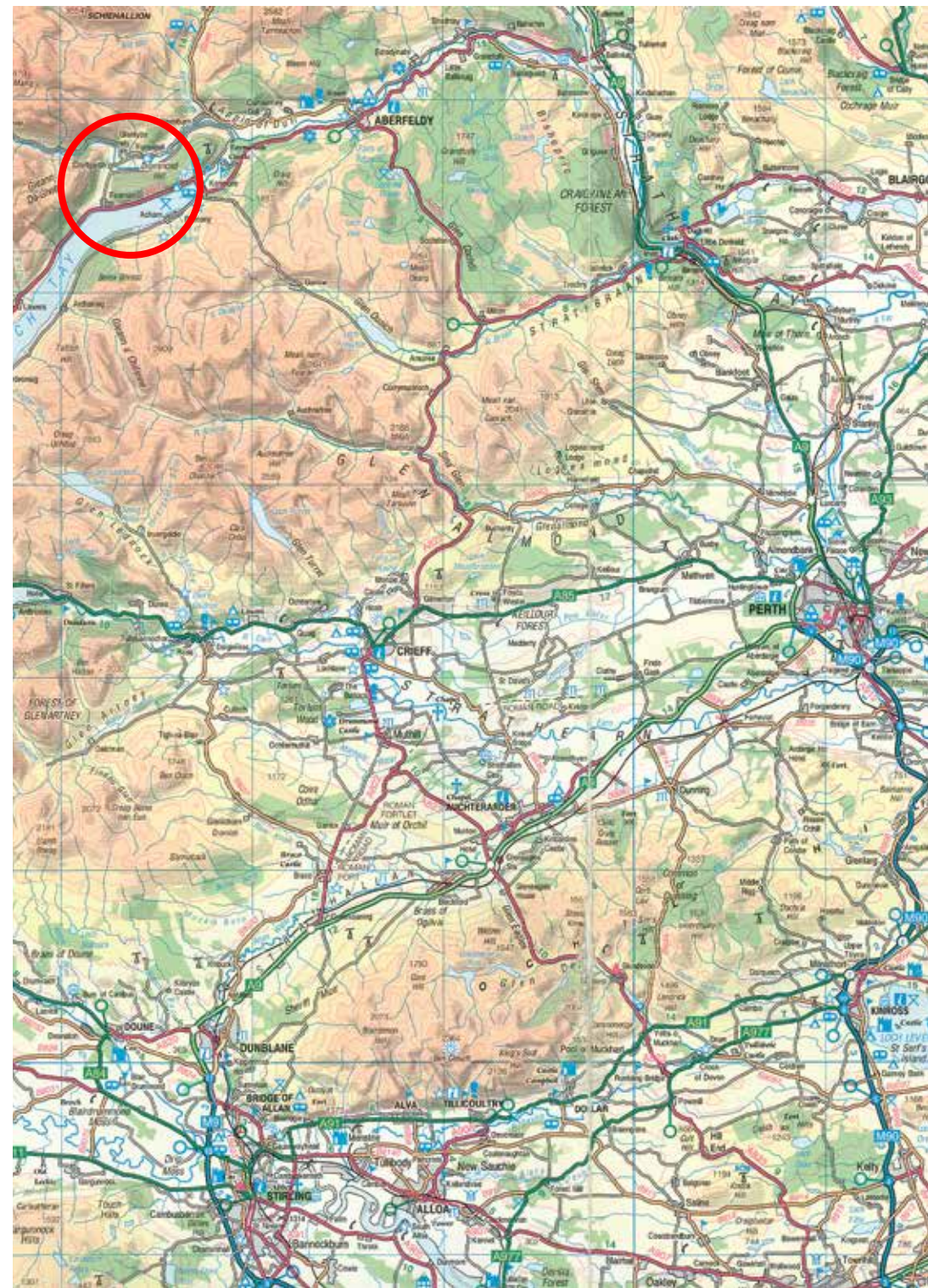
UPPER LEVEL  
GROSS INTERNAL  
FLOOR AREA 1002 SQ FT / 93.1 SQ M



LOWER LEVEL  
GROSS INTERNAL  
FLOOR AREA 366 SQ FT / 34.0 SQ M

WILLOWBANK  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1002 SQ FT / 93.1 SQ M  
EXTERNAL DOUBLE GARAGE AREA 366 SQ FT / 34.0 SQ M  
TOTAL COMBINED FLOOR AREA 1368 SQ FT / 127.1 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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**Proof and Source of Funds/Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.