



# TAYSIDE

12 CASTLE GARDENS | KENMORE | PH15 2EP



**RETTIE**





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## **12 CASTLE GARDENS, KENMORE PH15 2EP**

An exceptional, modern three bedroom house in the very heart of Kenmore with ease of access to local amenities and the wider activities of Highland Perthshire.

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### **Summary of Accommodation**

**Ground Floor:** Vestibule, hall, two double bedrooms with en-suite shower room, separate WC, utility room.

**First Floor:** Open plan kitchen/dining/living room, principal bedroom with en-suite shower room.

**Exterior:** Enclosed rear garden. Two allocated private car parking spaces.



**RETTIE**





## SITUATION

Tayside is located within the grounds of Mains of Taymouth, in a leafy cul de sac known as Castle Gardens, the attractive surroundings include an array of mature trees including maple, birch and beech.

Set amidst a dramatic and unspoiled landscape, Kenmore is a long-established destination for outdoor enthusiasts, as well as those seeking a serene, yet accessible, getaway in the Scottish Highlands.

A charming conservation village, situated on the Eastern periphery of Loch Tay, it has earned regional renown and offers a range of amenities, including a local store, the Kenmore Hotel and facilities at Taymouth Marina and Mains of Taymouth itself. The pristine upland scenery which abounds Loch Tay is revered for its natural beauty, with the infamous Ben Lawers looming over the Northern shore, much of which is designated as a National Nature Reserve. There is a plethora of footpaths, mountain biking trails and bridle tracks to explore the area, many of which are within easy reach.

Loch Tay and outlying rivers support local fishing and Kenmore itself hosts a popular ceremony, opening the salmon fishing on the loch, in January of each year. There are also local golf courses; one at Mains of Taymouth and another, designed by the infamous James Braid, within the grounds of Taymouth Castle. Most notably, Kenmore is home to the Scottish Crannog Centre, which features a unique reconstruction of the iron-age dwellings which were excavated from the Loch.

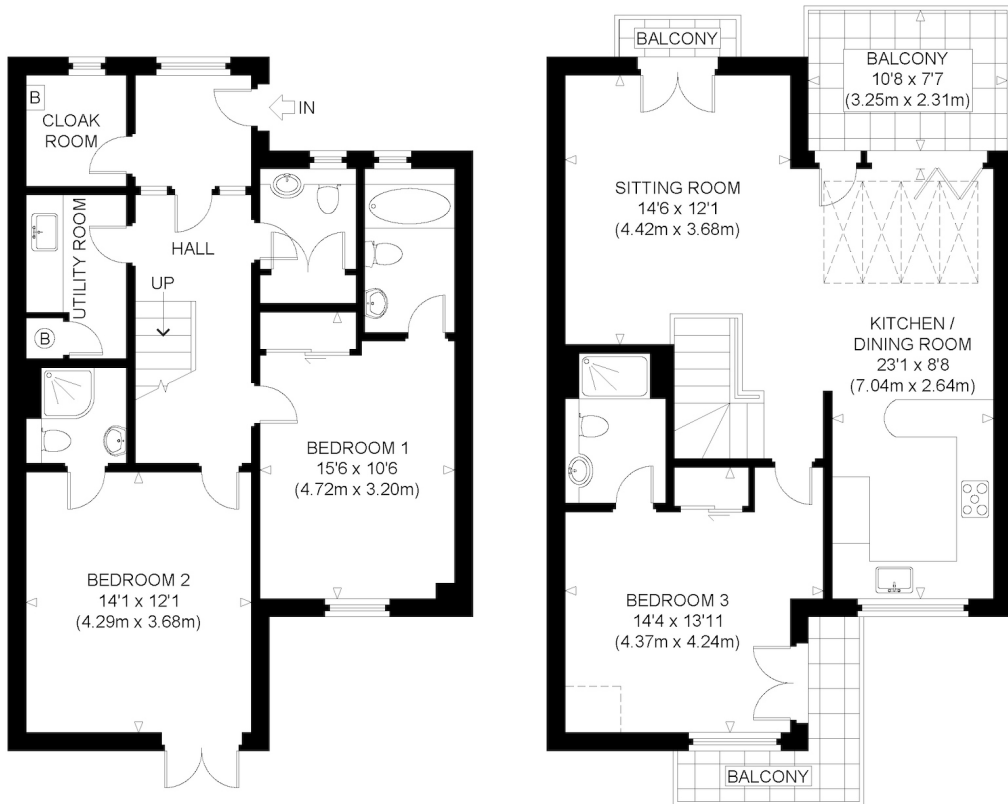
Despite its idyllic rural position in the Scottish Highlands, Kenmore is remarkably accessible. Loch Tay's central position in Scotland, almost half way between the East and West coasts, means that popular locations such as Perth, Stirling, Pitlochry, Oban, Glen Coe and Fort William are within comfortable reachable distance. The nearby A84 and A9 feed into Scotland's main motorway network, which connects to both Edinburgh and Glasgow. Both cities offer airports which can be accessed from Kenmore in under two hours.











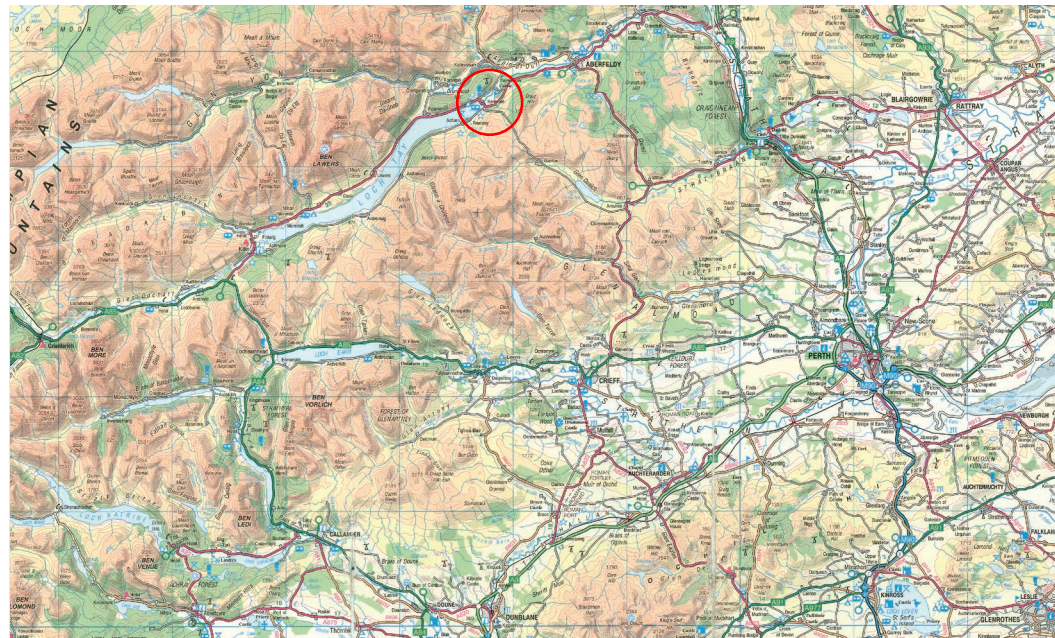
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 689 SQ FT / 64.0 SQ M

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 689 SQ FT / 64.0 SQ M

CASTLE GARDENS  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1378 SQ FT / 128.0 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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#### GENERAL DESCRIPTION

Tayside's prominent position coupled with its distinctive styling which includes the extensive use of glass, harmoniously mixed with the use of a smart cream render and larch timber panels under a bespoke slate roof all combine to provide a very attractive property.

Internally, there is masses of natural light provided by a series of large glazed windows and glazed roof over the open plan kitchen/dining/living room ensuring a welcoming and harmonious ambience flowing throughout the reception space. The finishes are sympathetic to the property's design and quality with solid oak, granite work surfaces in the kitchen and recessed spotlights.

A pedestrian path runs to the glazed front door. The vestibule is bright and welcoming with a full height window and further glazed door leading into the entrance hall. Located off the vestibule is a large cloaks cupboard that has ample space for housing outdoor clothing as well as golf clubs and also houses the Worcester oil-fired boiler. The entrance hall provides access to all the principal rooms on the ground floor with natural light emanating down the oak stair from the first-floor level. There are two generously proportioned double bedrooms, both with an aspect over the rear garden and one room having double doors providing direct access out to the private garden. Both rooms have en-suite shower rooms, which comprise of shower, pedestal wash hand basin, WC and heated towel rail. One with a bath with shower over and the other with a shower cabinet. Both bedrooms are finished with fitted carpets and en-suite facilities in a smart limestone effect tiling. Completing the accommodation on this level is a separate WC with circular wash hand basin, WC, large storage cupboard and display shelf.

An oak stair rises to the first-floor level and in to the open plan living/dining/kitchen. The room has an impressive double height ceiling with a large sitting area with the most notable feature of the room, after its size, is the masses of natural light that comes via the windows and partially glazed roof, which in addition has double glazed doors out to a balcony. There is ample room for a table dining and seating providing a great balance between day-to-day living and casual entertaining.

The fully fitted kitchen, which is open plan to the living/dining room has been finished in a timeless fashion with traditionally designed floor and wall mounted kitchen units, finished with a black granite work surface with breakfast bar. Integrated appliances include a fridge/freezer, microwave, dishwasher, five ring gas hob and double oven.

The principal bedroom is located on this level and is a full height room with an aspect over the rear garden. There is a glazed door that leads out to a wrap around balcony. The en-suite shower room is, once again, is finished to an exacting standard with tiling to wall and floors, pedestal wash hand basin, WC, heated towel rail and double sized shower cubicle.

Tayside is a well-presented house which has been thoughtfully designed to attract those requiring a holiday home or would equally suit those looking for a return from a holiday home investment.

#### EXTERIOR

Located to the rear of the property is an enclosed garden, laid to lawn with patio terrace.

The communal grounds at Mains of Taymouth are maintained to a high standard.

#### 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 2EP.

##### FIXTURES AND FITTINGS

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

Items of furniture may be made available by way of separate negotiation.

##### ENTRY & POSSESSION

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

##### SERVICES

Mains water, electricity, LPG fired boiler, mains sewage.

##### LOCAL AUTHORITY

Perth & Kinross Council, 2 High Street, Perth PH1 5HH. Tel: 01738 475 000.

##### COUNCIL TAX

Band E

##### EPC RATING

Band D

##### FACTORING CHARGE

£667per annum (approximately).

##### SOLICITORS

Urquharts A & W M, 16 Heriot Row, Edinburgh, EH3 6HR, telephone no. 0131 556 2896.

##### 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](https://www.facebook.com), [RettieTownandCountry](https://www.instagram.com), [twitter.com](https://www.twitter.com), [RettieandCo](https://www.linkedin.com), 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 he has not entered into contact in reliance on the said statements, that he has satisfied himself 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

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







Stock image – not captured from the property



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Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

**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.