



RETTIE



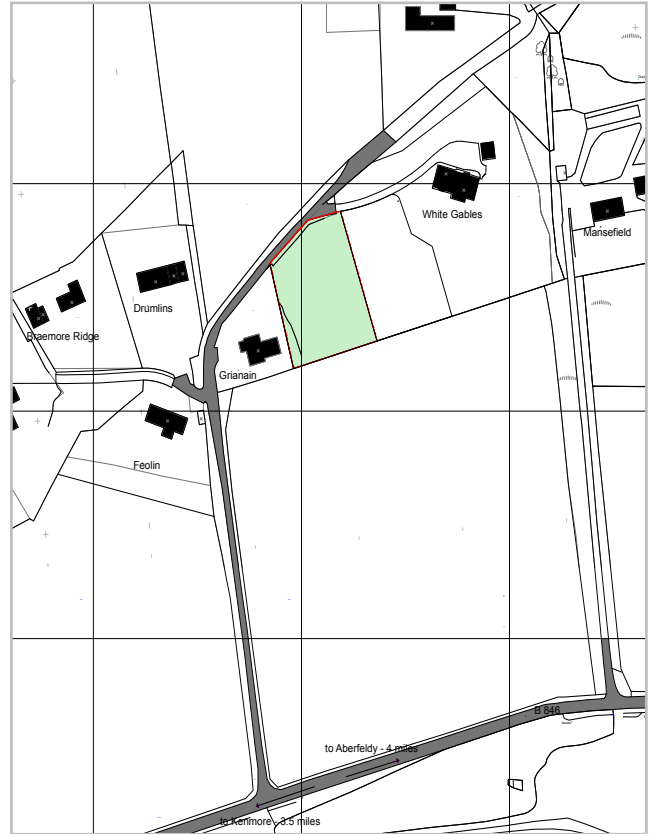
PLOT AT | CAMSERNEY | PERTSHIRE

“Plot at Camserney

PERTSHIRE

A south facing elevated and mature plot set in a stunning landscape with detailed planning consent for a five bedroom family house.

Aberfeldy 4 miles (7km), Kenmore 4 miles (7km), Perth 34 miles (56km), Edinburgh 78 miles (126km), Glasgow 76 miles (122km). (All distances are approximate).



Plans not to scale - for identification purposes only

Proposed accommodation comprises:

Ground Floor: Vestibule, Cloakroom, Lounge, Dining Hall, Family Room, Kitchen/Breakfast Room, Study/TV Room, Utility Room.

First Floor: Landing, Master Bedroom with en-suite Bathroom and Dressing Room, Bedroom 2 with en-suite Bathroom and Dressing Room, Bedroom 3 with en-suite Shower Room, two further Double Bedrooms, shower room.

Exterior: Integrated Garage with generous plot extending to circa 0.56 acres.

SITUATION:

“Plot at Camserney is located in a most idyllic Highland setting with glorious Southerly views. The house is almost equidistant between the popular settlements of Kenmore and Aberfeldy, which are approximately 4 miles to the West and East respectively.

Kenmore, a charming conservation village, situated on the Eastern periphery of Loch Tay, is a long-established destination for outdoor enthusiasts, as well as those seeking a serene, yet accessible getaway in the Scottish Highlands. The village offers range of amenities, including a local store, the Kenmore Hotel and facilities at the Taymouth Castle Estate and Taymouth Marina.

The popular town of Aberfeldy, is within striking distance, and is renowned for its scenic beauty, in particular, The Birks of Aberfeldy, made famous by Sir Robert Burns’ poem of the same name. The town caters to the demands of the wider rural hinterland and is also well-established as a tourism “honey-pot”. It is suitably well-appointed with an eclectic mix of fine local shops and restaurants, as well as banking, professional and medical services and an 18-hole golf course. The new and highly regarded Breadalbane Academy provides education from pre-school to a secondary level.

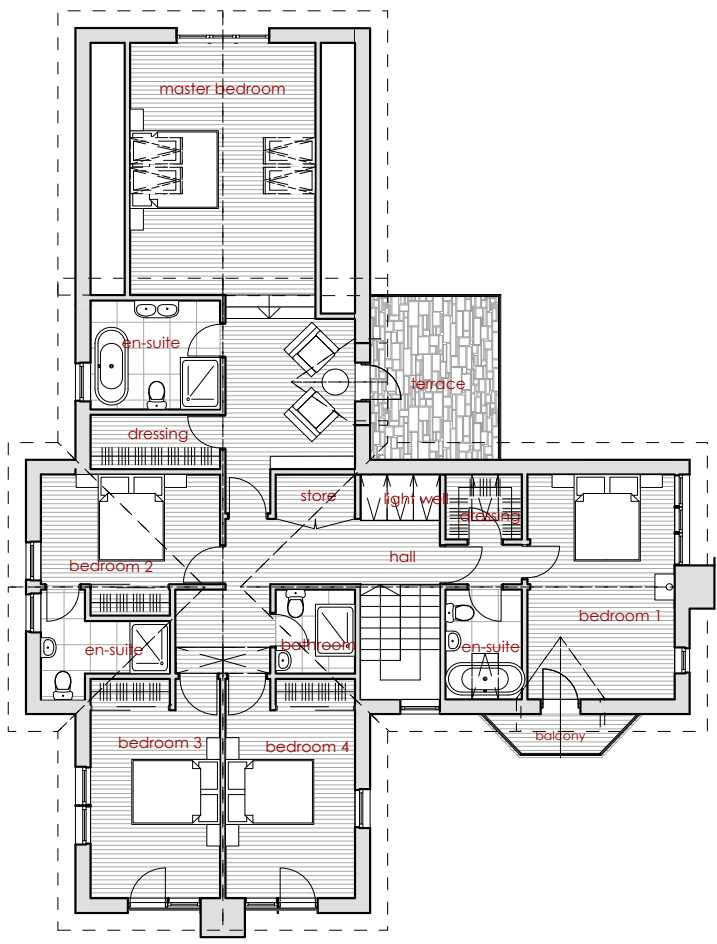
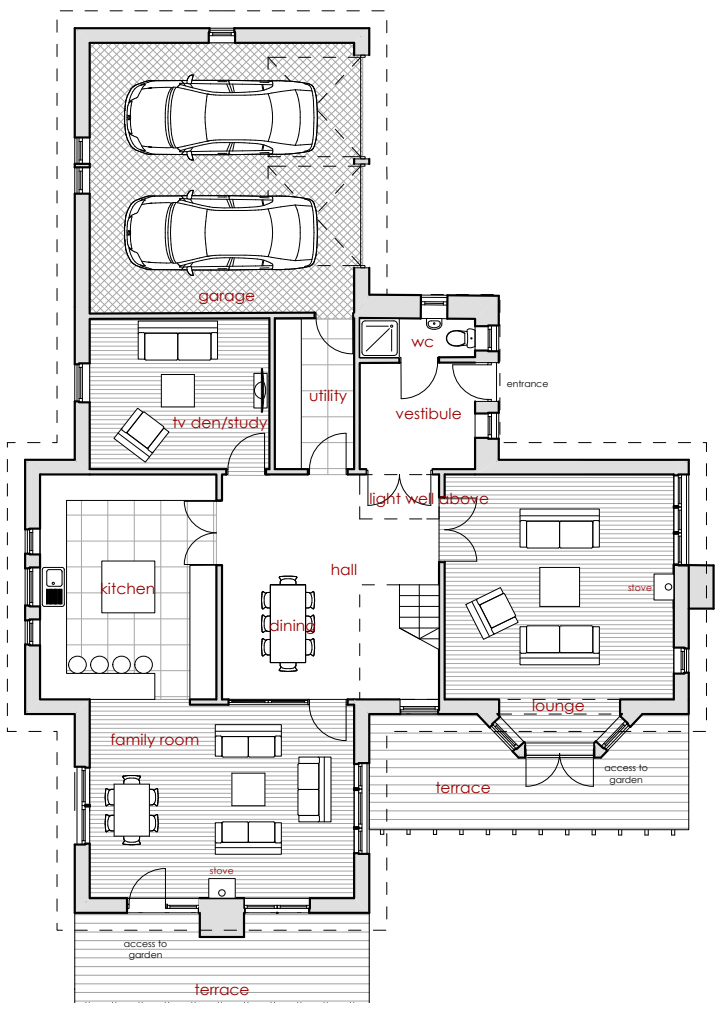
The Birks cinema, which was rescued by the community in 2003, has become a popular regional destination, screening the latest film releases as well as live feeds from events at the National Theatre.

The outlying Highland towns and villages, such as Killin, Dunkeld and Pitlochry are rich in heritage and charm, each offering a clutch of independent services, a golf course and active local communities.

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 are a plethora of footpaths, mountain biking trails and bridle tracks to explore the area. 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 location in the Scottish Highlands, White Gables Plot 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 the property in under two hours.



Plans not to scale - for identification purposes only

GENERAL DESCRIPTION:

"Plot at Camserney was granted planning consent for a one and a half storey house. The planning reference number is 08/01844/ FUL. The plot is generous in size, extending to 0.56 of an acre (2,266m²). The plot's service connections exist nearby and drainage will be via a private drainage system to be installed by the purchaser of the plot. Further details can be provided by the agent.

Planning permission exists for a five-bedroomed house (GIA approximately 331.5 sq.m (3,568.27 SQ.ft)) with detailed consent allowing for a smooth finish render to the walls under a pitched slate roof. The house has thoughtfully been designed by the highly regarded architects, Mackenzie Strickland, to make the most of the property's aspect and south elevation. Much consideration has been given to the layout of the house with the central hub of the property being the kitchen/family room with access out to a large south facing terrace. A large dining

hall provides further reception space and is ideally located between the kitchen and the formal reception room. The property includes family day-to-day living space with a family room and study/TV room. The first floor is laid out with a large master bedroom with en-suite bathroom and dressing room; two further double bedrooms, both with en-suite facilities (one with a south facing balcony) and two further double bedrooms.

GENERAL REMARKS AND INFORMATION:

Viewing Arrangements:

Viewing can be taken by interested parties who are in possession of the sales particulars. Appropriate care and attention should be taken when inspecting the grounds.

Satellite Navigation

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

Directions

Heading West on A827 through Aberfeldy, onto Bank Street, make a right turn at the crossroads, signposted for B846, Weem and Rannoch. Continue over the bridge, at the T-Junction take a left turn and follow the B846, westwards, for approx. 3.5 miles. The turning for White Gables is on the right-hand side, signposted Wester Carse. Proceed up the tarmacadam track, keeping right at the split; the driveway into the plot is on the right-hand side.

Date of Entry

Entry on vacant possession will be mutual arrangement.

Solicitors

TBC

Local Authority

Perth & Kinross Council, Pillar House, 35 Kinnoull Street, Perth PH1 5TB. Tel: 01738 475 000.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Website:

Websites

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk

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 as contained in the seller's title deeds or informally constituted.

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.

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 mis-statement 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 mis-statement 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.



11 Wemyss Place, Edinburgh, EH3 6DH

0131 220 4160

mail@rettie.co.uk

www.rettie.co.uk