









# 10 Loch View

TAYMOUTH MARINA, KENMORE,  
ABERFELDY, PERTHSHIRE

An exceptional one bedroom apartment with an outstanding elevated outlook over Loch Tay and the stunning surrounding Highland scenery.

## ACCOMMODATION:

Hall, Open plan Kitchen/Dining/Living Room, Bedroom, Bathroom  
Large balcony with exceptional views over Loch Tay, Kenmore, Drummond Wood and Ben Lawers.

## SITUATION:

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 range of amenities, including a local store, the Kenmore Hotel and facilities at the Taymouth Castle Estate and Taymouth Marina 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 of Taymouth Marina.

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 and specifically, Taymouth Marina, are 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.

#### GENERAL DESCRIPTION:

10 Loch View sits in an enviable location within the development at Taymouth Marina with a truly stunning outlook over Loch Tay and towards Ben Lawers and across to Drummond Wood. The accommodation is set over the first floor in a block of nine apartments and is presented to an exceptionally high standard by the current owners. The apartment's prominent position with its distinctive styling which includes the extensive use of glass, a large balcony along with the use of a crisp white render and painted timber panels under a bespoke profile roof combine to provide a very attractive property. A stylish walkway located to the rear of the apartment provides access via a glazed door to a welcoming entrance hall, expertly detailed with fine oak finishes to the floor and doors. A large wardrobe provides useful storage and houses the boiler and there is a stylish recessed display shelf.

Located at the end of the hall is the open plan kitchen/living/dining room which is finished to a very high standard with captivating far reaching views; the kitchen includes a comprehensive range of contemporary floor and wall mounted units with granite work surface and matching splashback which is complimented by tiled flooring. There is a halogen hob with oven below with a glass splashback, dishwasher, microwave and stainless sink with swan neck mixer tap. The adjoining Dining/Living accommodation is a good size and is dominated by an aspect providing views of Loch Tay, and Drummond Wood. There is ample room for dining and a large seating area which benefits from glazed doors providing access to an exceptionally large balcony with space for dining and seating. The room is finished with oak flooring.

The bedroom, benefits from a full height window which makes the room bright and stylish and is complimented by a large wardrobe and includes a continuation of the oak flooring. The bathroom is modern and includes a bath with deluge shower head and handheld attachment over, a WC with hidden cistern, wash hand basin, heated towel rail and is endorsed by two tone slate style tiling.

#### GENERAL REMARKS AND INFORMATION:

##### Viewing Arrangements:

Viewing is strictly by appointment with the sole selling agents.

##### Satellite Navigation

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

##### Fixtures and Fittings

The flat may be available fully-furnished, by way of separate negotiation.

##### Special Notes:

1. Part of the balcony sits on land where there is a verbal agreement with Strathtay Developments to occupy but does not form part of the property sold with 1 Lawers View. This is a small part of the balcony and seating area.

2. There is a right of pre-emption for the property. For further information, please contact Rettie & Co.

##### Date of Entry

Entry on vacant possession will be mutual arrangement.

##### Services

Mains water and electricity. Shared private drainage. LPG gas.

##### Local Authority

Perth & Kinross Council, 2 High Street, Perth PH1 5PH. Tel: 01738 475 000 Fax: 01738 475 710

##### Outgoings

Council Tax Band D

Factoring Fee of approximately £50 pcm, which includes drainage charges.

##### EPC Rating

Band D

##### 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. 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.

##### Websites

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)

### 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.

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### 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:

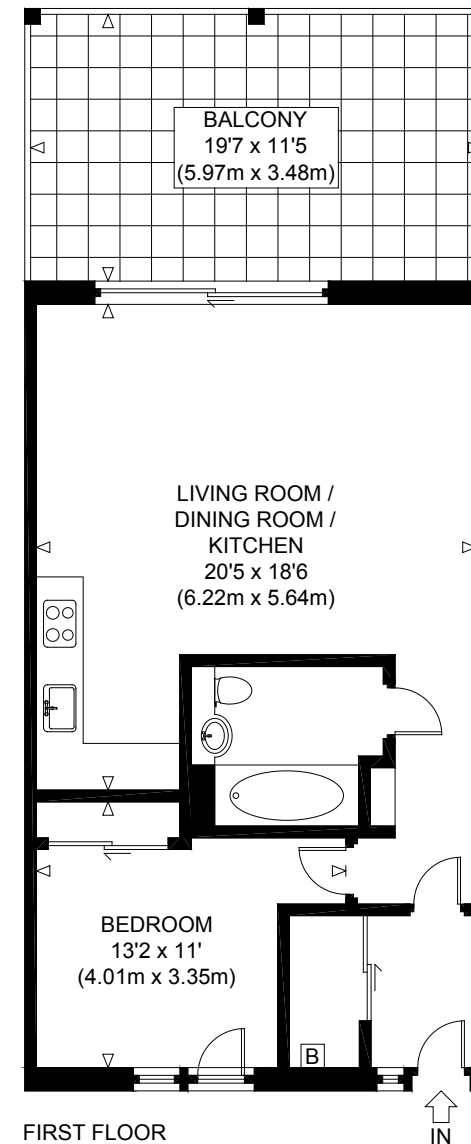
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 615 SQ FT / 57.1 SQ M

LOCH VIEW  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 615 SQ FT / 57.1 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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