



## DRUMMOND COTTAGE

*By Kenmore, PH15 2LS*

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A traditional country cottage full of character and charm situated within private garden grounds and located a short distance from the highly sought-after Highland village of Kenmore.

### Summary of Accommodation

**Ground Floor:** Entrance Porch, Sitting Room open plan to Dining area, Kitchen, Utility Room, Two Double Bedrooms, Shower Room

**First Floor:** Principal Bedroom and Bathroom

**Exterior:** Established and enclosed gardens of notable colour and diversity with generous area of lawn.

Private driveway. Garden Shed. Woodshed.

Picturesque setting with stunning views.



# DRUMMOND COTTAGE

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## 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. The surrounding countryside offers a wealth of outdoor recreational opportunities including fishing, walking and cycle trails, jogging and running routes as well as hill-walking opportunities.

A charming conservation village, situated on the Eastern periphery of Loch Tay, it has earned regional renown and offers a range of amenities, including the Kenmore post office and store, The Courtyard Brasserie & Bar and facilities of Mains of Taymouth and Taymouth Marina.



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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. Mains of Taymouth is close by with its Bar/Restaurant, Deli, shops, golf course and riding stables.

Loch Tay and Rivers Tay and Lyon provide 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 and are of unique historical interest.

The small market town of Aberfeldy is only a 10-minute drive from the Cottage. Beyond its association with Robert Burns, who mentioned Aberfeldy in his poem The Birks of Aberfeldy, the town is known for Wade's Bridge built in 1733 and designed by architect William Adam, father of Robert Adam.

The town includes a memorial to the Black Watch, a 9-hole golf course, a children's park, The Birk's cinema, a petrol station, and a town square which features shops, stores, cafes, restaurants, and art galleries. In 2002, Aberfeldy was granted Fairtrade Town status, which was renewed in 2003.

Primary schooling is available at Kenmore Primary with primary and secondary schooling at Breadblane Academy in Aberfeldy.

Despite its idyllic rural position in the Scottish Highlands, Kenmore and specifically, Drummond Cottage, are remarkably accessible. Loch Tay's central position in Scotland, almost halfway 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

Drummond Cottage is a hidden gem situated amongst attractive countryside and dates from circa 1800. The cottage has been renovated over the passage of time by the current owners to provide comfortable, modern living accommodation, in a peaceful and tranquil setting. The cottage has generous, well-proportioned accommodation and benefits from attractive views of the surrounding countryside and hills beyond the Tay Valley.

Accessed off the minor road, Drummond Cottage is approached through a timber gate which opens out into a generous driveway that sweeps towards the house providing ample car parking adjacent to the house and provides an approach to the rear garden.



To the front of the house, a stone step leads to a part glazed timber door which opens into the Entrance Porch which is fully glazed. A part glazed timber door leads into the Entrance Hall which is a welcoming space giving access to the principal rooms on the ground floor.

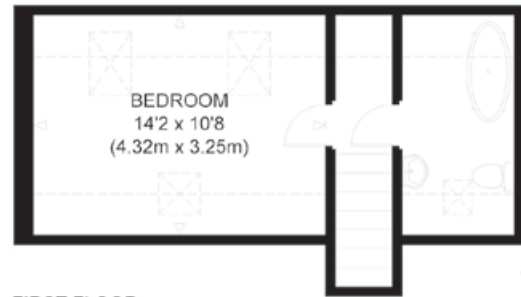
Accessed from the Hall is the open plan Sitting Room with Dining area which is exceptionally well proportioned with natural light emanating from the large Skylight, French doors and sash windows which provides a dual aspect view overlooking the surrounding countryside. A central feature of the room is the Clearview wood burning stove with stone surround. French doors open out to the south facing patio terrace and benefits from wonderful views overlooking the River Tay. A notable feature of this room is the traditional timber beams. The extensive living space incorporates both a spacious sitting room and an informal dining area, in a layout which is ideal for both sociable family living, as well as entertaining larger parties, when occasion demands.

The attic can be reached through a hatch in the Sitting Room.

From the Sitting Room a timber door provides access to the Kitchen which is well proportioned and has been fitted with a generous array of kitchen units providing ample storage with timber worksurfaces. The units incorporate a Belfast sink, Hoover oven and grill, Logik induction hob with extractor fan over, integrated Bosch dishwasher and a wine rack. The Kitchen benefits from a tiled floor and ceiling spotlights. Dual-aspect windows provide wonderful outlooks to the countryside and hills beyond, as well as the garden. Adjacent is the Utility Room with tiled floor, coat hooks and timber worksurface incorporating a Belfast sink, washing machine, boiler and storage space. A timber door provides access to the rear garden area.

Accessed off the Entrance Hall are two Double Bedrooms. Bedroom 1 is East facing with an understairs storage cupboard and patio doors. Double Bedroom 2 has an integrated wardrobe with hanging rail and sash window.





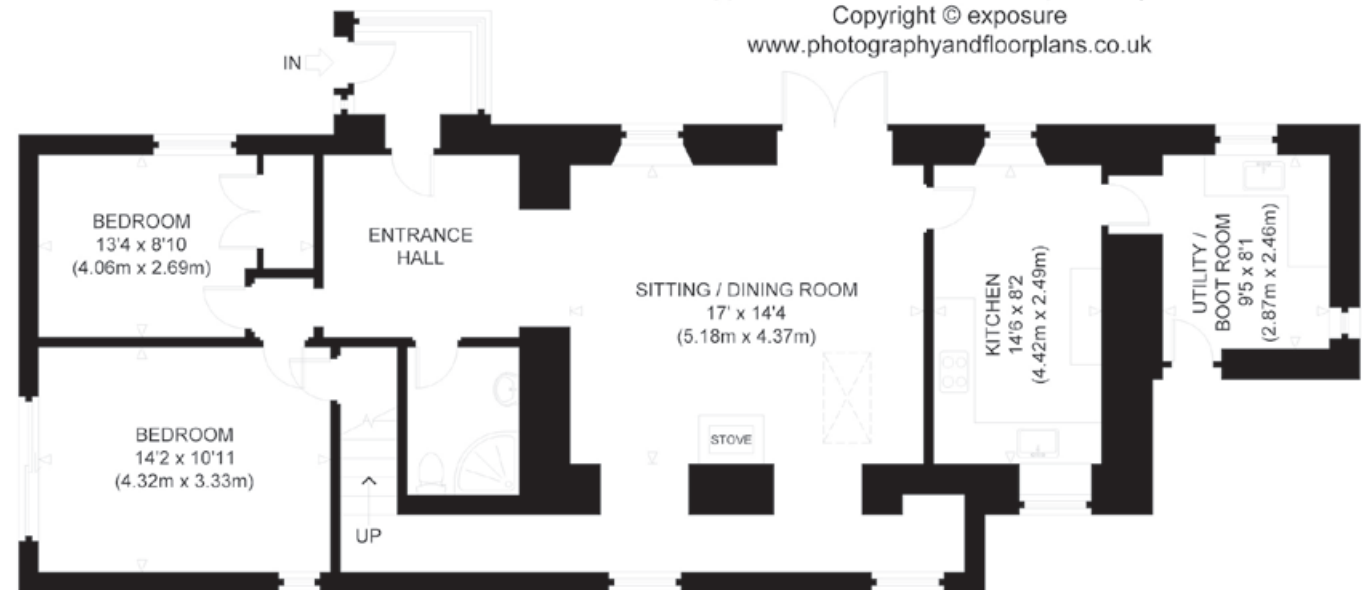
FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 256 SQ FT / 23.8 SQ M



DRUMMOND COTTAGE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1403 SQ FT / 130.4 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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GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1147 SQ FT / 106.6 SQ M

RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place  
 Edinburgh  
 EH3 6DH

Completing the Ground Floor accommodation is the Shower Room with walk-in shower cabinet, WC, wash hand basin with mirrored vanity unit above and wall mounted heated towel rail.

From the Sitting Room, a rear corridor provides access to the small office space and stairs rise to the Principal Bedroom with a series of Velux windows providing a dual aspect view overlooking the garden grounds and the surrounding countryside. Opposite the Bedroom is the Bathroom with roll-top bath, wash hand basin, WC and wall mounted towel rail.

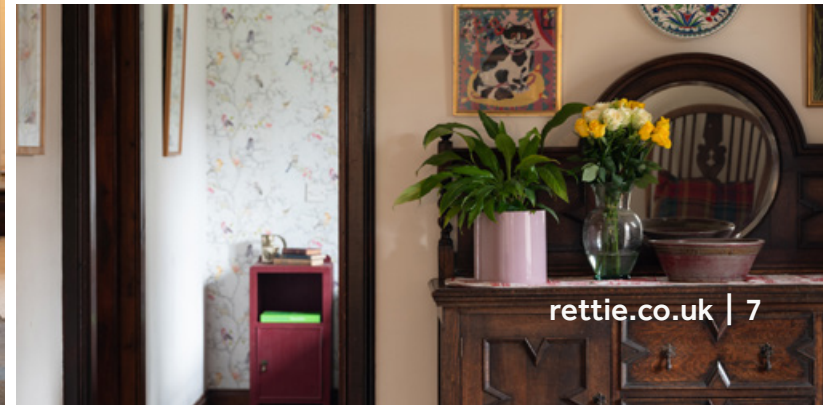
Drummond Cottage has spacious, well-proportioned accommodation that offers flexibility of use. Clever use has been made of large windows, Velux windows, French doors and patio doors all maximizing natural light and splendid views overlooking the garden grounds and the surrounding countryside.

The cottage has been running successfully as a holiday let business for the last 6 years. The current owner has a Short Term Let Licence which offers scope to generate an income from holiday letting. The house is fully compliant in terms of services for licence requirements.

#### Garden

Drummond Cottage is situated on an established plot with splendid southerly views across undulating countryside. The garden is a particular asset of the property, surrounding the house attractively. Sheltered by mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion.

The front garden is well stocked with flowers and plants, which provide year-round colour and interest and there is a large patio terrace which can be accessed via the sitting room which offers ideal entertaining space in the warmer months. The rear garden is predominantly laid to lawn with an array of trees, shrubs, and bushes. The garden benefits from a timber garden shed which provides useful storage for garden machinery and a log store.







## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the Selling Agents.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH15 2LS  
///What3words cured.field.fenced

### Fixtures and Fittings

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

### Local Authority

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

### Classifications

Council Tax Band D  
EPC Rating – Band E

### Tenure

Freehold

### Services

Mains water and electricity. Oil-fired central heating. Drainage to a septic tank. Wi-Fi. Disc and connection for Sky.

### Solicitors

Hodge Solicitors - incorporating Watson + Lyall Bowie, Union Bank Buildings, Calton St, Coupar Angus, Blairgowrie, PH13 9AJ. Tel: 01828 628395.

### Offers

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

In addition, our social media platforms are [facebook.com, RettieTownandCountry](https://www.facebook.com/RettieTownandCountry), [twitter.com, RettieandCo](https://twitter.com/RettieandCo), [Instagram](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/rettieandco).

### 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.

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

### 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 agents, 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.

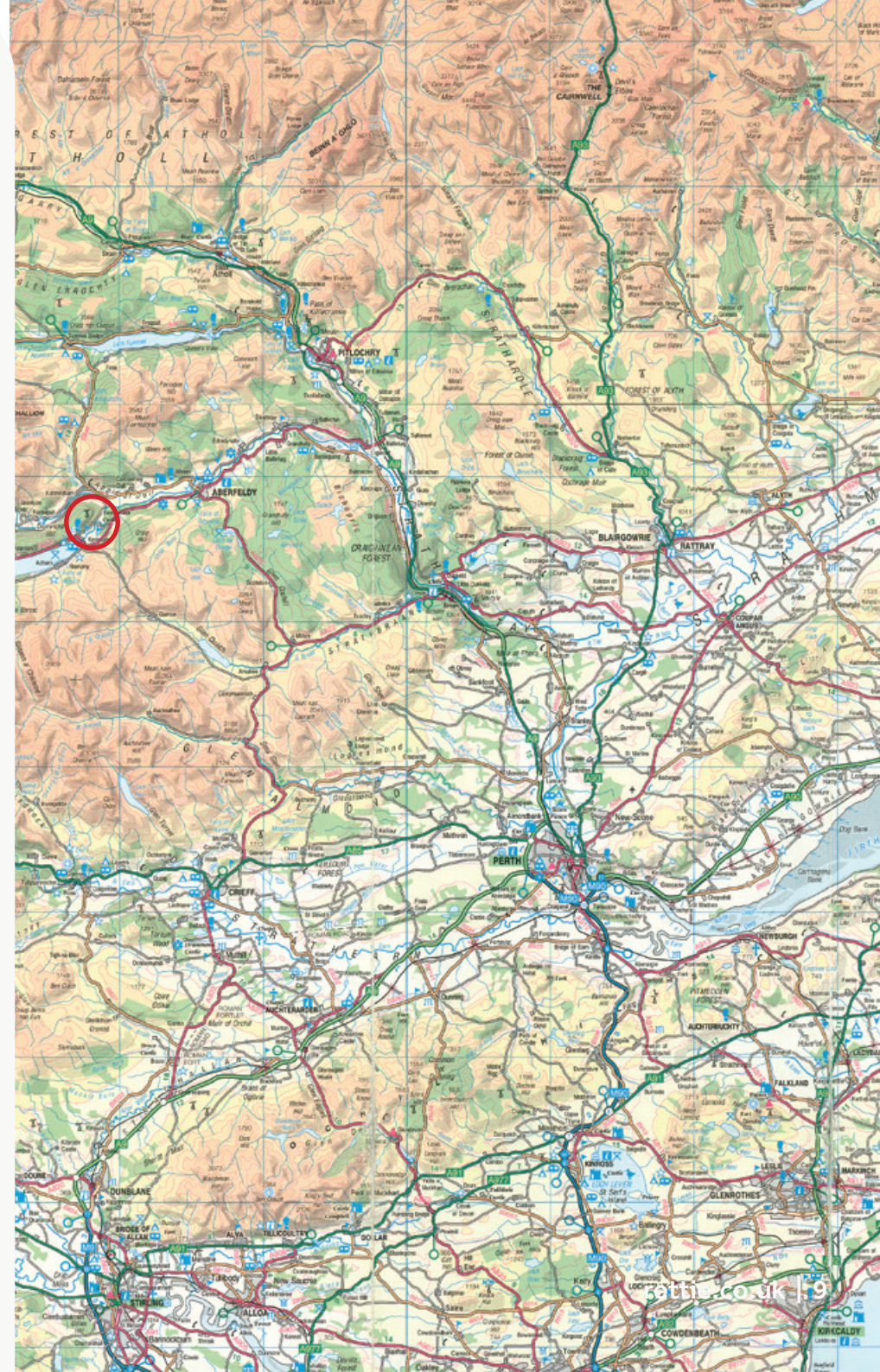
### Important Notice

Rettie & Co 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.



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.

## RETTIE

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