



BEN ALDER

Taymouth Marina, Kenmore, Perthshire





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A delightful two bedroom, two level apartment with exceptional views over Loch Tay and the surrounding Highland scenery.

Accommodation

Open plan Kitchen/Dining/Living Room, two Bedrooms, Bathroom, Shower Room. Balcony



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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 peaceful yet accessible getaway in the Scottish Highlands.

A charming conservation village situated on the Eastern periphery of Loch Tay, which is within easy walking distance and provides a couple of shops, pubs and restaurants.

The pristine upland scenery which abounds Loch Tay is revered for its natural beauty, with Ben Lawers dominating the Northern shore, much of which is designated as a National Nature Reserve. The area offers a wealth of sporting activities including watersports, hill walking, cycling, golf and riding.

Loch Tay and outlying rivers are renowned for fishing and Kenmore itself hosts a popular ceremony opening the salmon fishing on the loch in January of each year.

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 Aberfeldy, 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:

Ben Alder forms part of the original development at Taymouth Marina which lies on the southern shore of Loch Tay, a few minutes walk from Kenmore beach. The marina is an award winning leisure/holiday home destination which has gained a number of design awards. It includes a number of water sport activities, a stylish bar and restaurant and a highly individual sauna facility, The Hot Box. The apartment benefits from an elevated position with accommodation over first and second floor levels. The open outlook bestows natural light along with amazing views over Loch Tay, from Ben Lawers, over Drummond Hill to the edge of Kenmore. The property has been used as a fabulous holiday home but offers the potential for a successful holiday let. It's prominent position, distinctive style with glazing which extends towards the apex and balcony provide for an attractive combination.

The apartment is approached at first floor level, a walkway leads to a glazed door and into a shared hall that includes a private cupboard. The entrance hall to Ben Alder is welcoming and bright with tasteful decoration, a theme that runs throughout. The Kitchen/Dining/Living Room forms a natural hub to the apartment and provides fantastic space with great views over Taymouth Marina, Loch Tay and to the hills beyond. The room is generously proportioned with ample space to accommodate a dining table and is complimented with a partial double height ceiling and a large sliding door which leads out to the balcony all together making for a tranquil ambience. There is a seamless transition through to the kitchen which is modern with contemporary styled white floor and wall kitchen units finished in a timeless white and grey granite work surface which incorporates a breakfast bar. The units are enhanced by a one and half bowl sink, an electric hob with oven below and extractor hood above, an integrated fridge and dishwasher.

Accessed off the entrance hall is a generously proportioned double bedroom with an easterly aspect. There is a built-in wardrobe which provides shelf and hanging rail storage. Completing the accommodation at this level is the bathroom. The bath has a limestone style tiled surround and shower over, a wash hand basin with mirror above, WC, and tiled flooring.

The stair rises to the accommodation at second floor level with a roof window providing natural light to the stair below. A bedroom, enthuses both charm and character with a coombed ceiling and two 'mini feature windows' which have an outlook over the loch. An additional roof window provides natural light and ventilation to the room. Also at second floor level is a shower room which comprises of a shower with tiled surround, pedestal wash hand basin, WC and with light and ventilation via a roof window.





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

Only items specifically mentioned in the particulars of sale are included in the sale price. The apartment is available fully furnished by way of separate negotiation.

Date of Entry

Entry on vacant possession will be mutual arrangement and once legal activities are concluded.

Services

Mains water and electricity. Shared private drainage.



Council Tax

Band B.

Solicitors

Kippen Campbell, 48 Tay Street, Perth PH1 5TR. Telephone 01738 635353

Local Authority

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

Outgoings

Annual service costs in the region of £2300 p.a.

EPC Rating

Band C.

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.

Internet Website:

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 Beinefit 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.

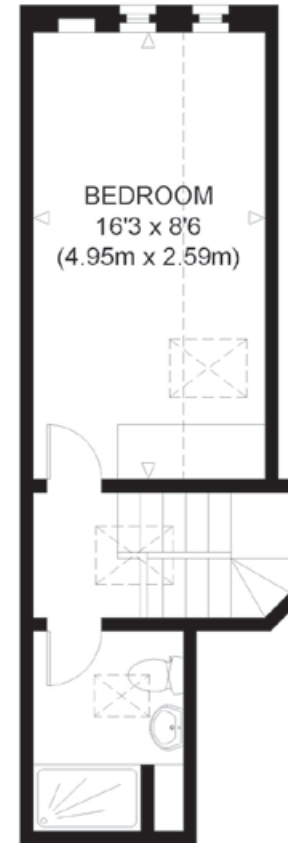
Particulars and Plans

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.





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 550 SQ FT / 51.2 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 230 SQ FT / 21.3 SQ M



BEN ALDER
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 780 SQ FT / 72.5 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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www.photographyandfloorplans.co.uk

RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
Edinburgh
EH3 6DH

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.

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.



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

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH