



## 11 LOCHVIEW

*Taymouth Marina, Kenmore, Aberfeldy, Perthshire*





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

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### Accommodation:

Hall, Open plan Kitchen/Dining/Living Room, Bedroom, Bathroom

Large balcony with exceptional views over Loch Tay, Kenmore, Drummond Wood and Ben Lawers.





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### Situation

Nestled within a striking and unspoiled landscape, Kenmore has long been a favourite destination for outdoor adventurers and those in search of a peaceful yet well-connected retreat in the Scottish Highlands.

This picturesque conservation village lies on the eastern edge of Loch Tay and is well-regarded throughout the region. It offers a variety of local amenities, including a village shop, the historic Kenmore Hotel, and the facilities available at both Taymouth Marina and Taymouth Castle Estate. Taymouth Marina.

The surrounding upland scenery around Loch Tay is celebrated for its outstanding natural beauty. Towering above the loch's northern shore is the iconic Ben Lawers, much of which forms part of a National Nature Reserve. A wide network of walking paths, mountain biking trails, and bridleways provide ample opportunities to explore the area, many starting conveniently close to Taymouth Marina.

Loch Tay and its tributary rivers also support a thriving local fishing scene. Kenmore marks the beginning of the salmon fishing season each January with a popular opening ceremony. The area also caters to golf enthusiasts, with a nearby 9-hole course at Mains of Taymouth.

One of Kenmore's standout attractions is the Scottish Crannog Centre, which is currently in the process of building three replica crannogs, based on structures unearthed from the loch itself.

Despite its tranquil Highland setting, Kenmore — and Taymouth Marina in particular — enjoys excellent accessibility. Loch Tay's central location in Scotland, roughly midway between the east and west coasts, places it within easy reach of destinations such as Perth, Stirling, Pitlochry, Oban, Glen Coe, and Fort William. The nearby A84 and A9 roads link to the national motorway network, offering convenient routes to both Edinburgh and Glasgow, each of which has an international airport reachable from Kenmore in under two hours.



### Description

11 Loch View occupies a prime position within the sought-after Taymouth Marina development, offering breathtaking panoramic views across Loch Tay, towards the majestic Ben Lawers, and over to Drummond Wood. Set on the first floor of an exclusive block of just nine apartments, this beautifully presented property has been maintained to an exceptional standard by the current owners.

Its elevated setting and distinctive architectural design—characterised by extensive glazing, a spacious balcony, crisp white render, and painted timber panelling beneath a bespoke profile roof which, combine to create a striking and highly desirable property.

Accessed via a stylish rear walkway, a glazed door opens into a welcoming entrance hall finished with high-quality oak flooring and doors. A large built-in wardrobe offers practical storage and houses the boiler,

At the end of the hallway lies the impressive open-plan kitchen, living, and dining area, which enjoys spectacular, uninterrupted views. The kitchen is fitted with a sleek range of contemporary floor and wall-mounted units, complemented by granite worktops, matching splashbacks, and tiled flooring. Integrated appliances include a halogen hob with oven and glass splashback, a dishwasher, microwave, and stainless steel sink with swan-neck mixer tap.

The adjoining living and dining area is generously proportioned, with ample space for a dining table and comfortable seating. Expansive glazing frames the stunning views and opens directly onto an exceptionally large private balcony, perfect for alfresco dining or relaxing while enjoying the scenery. This space is completed with warm oak flooring throughout.

The double bedroom is bright and elegant, featuring a full-height window that floods the room with natural light. It also benefits from a large fitted wardrobe and the oak flooring theme is found throughout the apartment.

The contemporary bathroom is stylishly appointed with a full-size bath, overhead deluge shower and handheld attachment, concealed cistern WC, wash hand basin, and heated towel rail. Finishes include sleek, two-tone slate-effect tiling and complimenting granite shelf, providing an enhanced modern feel.

### 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.





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**Special Notes:**

There is a right of pre-emption for the property. For further information, please contact Rettie & Co. Whilst the property address on site is 11 Lochview on the title deeds it is 27 Lochview.

**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 £2800 pa, which includes most items apart from gas and electricity 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.

### Home Report

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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.

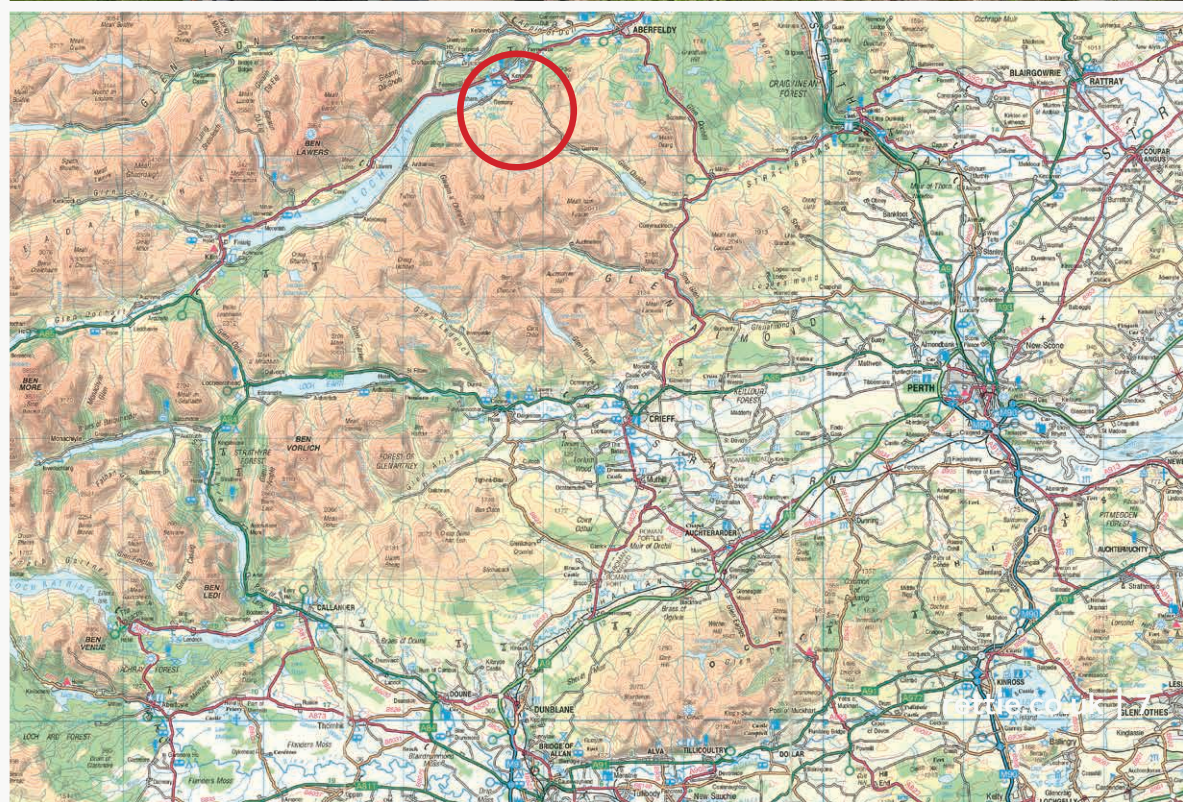
### Important Notice

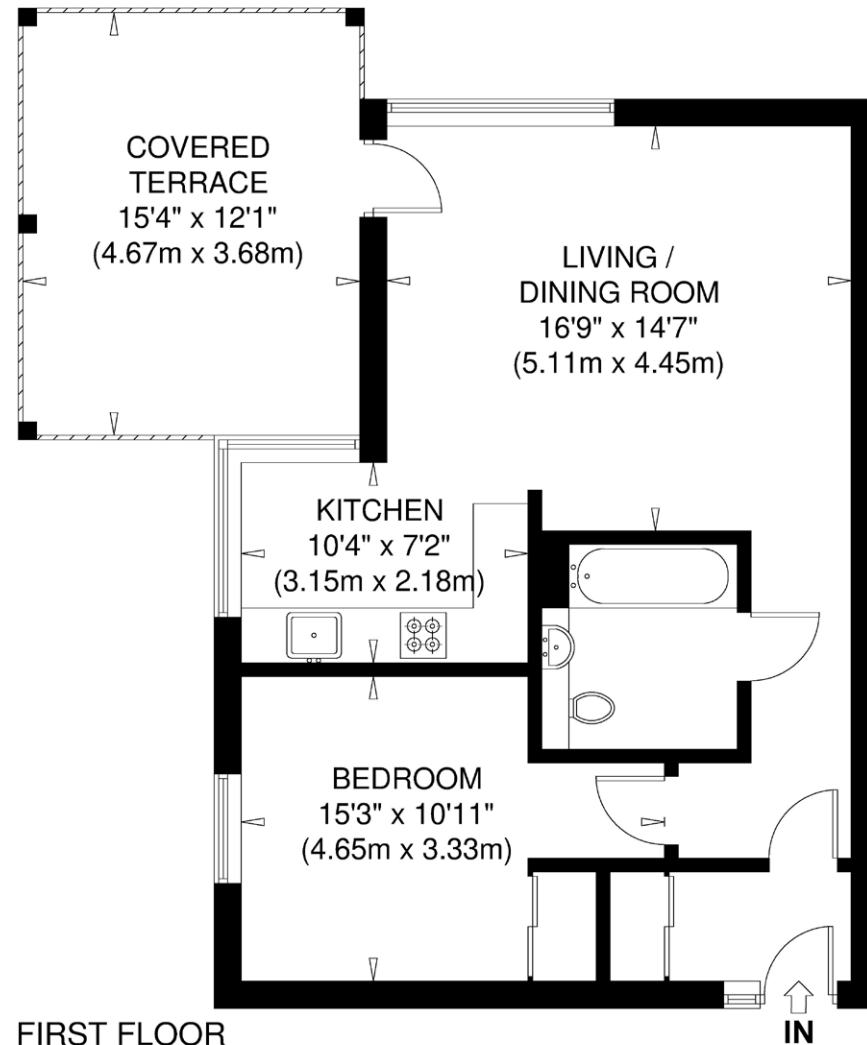
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement 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 57.1 SQ M / 614 SQ FT

LOCH VIEW  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 57.1 SQ M / 614 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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RETTIE

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