



13 LOCHVIEW

Taymouth Marina, Kenmore



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A superb one-bedroom apartment enjoying an elevated position with breathtaking views over Loch Tay and the surrounding Highland landscape.

Summary of Accommodation:

Hall, Open plan Kitchen/Dining/Living Room, Bedroom, Bathroom, Mezzanine storage area.

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



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SITUATION

Set amidst a dramatic and unspoiled Highland landscape, Kenmore is a long-established destination for outdoor enthusiasts and those seeking a tranquil yet accessible retreat in the Scottish Highlands.

This charming conservation village, positioned on the eastern shore of Loch Tay, is renowned throughout the region and offers a range of amenities including a local store as well and leisure facilities at Taymouth Marina itself.

The pristine upland scenery surrounding Loch Tay is celebrated for its outstanding natural beauty, dominated by the imposing Ben Lawers range on the northern shore, much of which is designated as a National Nature Reserve. A wealth of footpaths, bridleways, and mountain-biking trails radiate through the area, many within easy reach of Taymouth Marina.

Loch Tay and its tributary rivers also provide excellent fishing, with Kenmore hosting the popular annual ceremony that marks the opening of the salmon fishing season each January. Golfers are equally well catered for, with a local course at Mains of Taymouth.

Kenmore is also home to the Scottish Crannog Centre, featuring a unique reconstruction of Iron Age dwellings discovered in the loch.



Despite its idyllic setting, Kenmore and Taymouth Marina are highly accessible. Loch Tay's central location, almost equidistant between Scotland's east and west coasts, places destinations such as Perth, Stirling, Pitlochry, Oban, Glencoe and Fort William within comfortable reach. The nearby A84 and A9 connect swiftly to the national motorway network, providing convenient access to Edinburgh and Glasgow. Both cities also offer international airports, reachable from Kenmore in under two hours.

GENERAL DESCRIPTION

13 Loch View occupies one of the most enviable positions within the Taymouth Marina development, commanding breathtaking views across Loch Tay towards Ben Lawers and over to Drummond Wood.

Set on the top floor of a block of nine apartments, the property has been finished to an exceptional standard by the current owners. Its elevated, prominent setting, combined with distinctive architectural styling, including extensive use of glass, a generous balcony, crisp white render, painted timber paneling and a bespoke profile roof which all combine to create a striking and highly appealing home.

A smart walkway to the rear of the building leads to a glazed entrance door and into a welcoming reception hall, beautifully detailed with oak flooring and doors. A large, fitted wardrobe provides excellent storage and houses the boiler.

At the heart of the apartment lies the impressive open-plan kitchen, dining and living area, designed to make the most of the captivating, far-reaching views. The kitchen is fitted with a comprehensive range of sleek contemporary units, granite worktops with matching splash back, and tiled flooring. Integrated appliances include a halogen hob with oven below and glass splash back, dishwasher, microwave, and a stainless-steel sink with swan-neck mixer tap.

The adjoining dining and living area is spacious and light, with ample room for a dining table and a comfortable seating arrangement. Expansive glazed doors open directly onto an exceptionally large balcony which is perfect for outdoor dining and entertaining, while oak flooring adds warmth and elegance to the interior. A Ramsay style ladder provides access to a large mezzanine store with natural light via a window.

The bedroom is bright and stylish, enhanced by a full height, fitted wardrobe, and with a continuation of the oak flooring. The bathroom is beautifully appointed with a bath, deluge shower and handheld attachment over, WC with concealed cistern, wash hand basin with large mirror behind, heated towel rail, and smart two-tone slate-effect tiling.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment through 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.

Local Authority

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

Factoring

Factoring Fee of approximately £2800 pa, which includes most items apart from gas and electricity charges. TBC

Council Tax

Band D

EPC Rating

Band D. TBC

Services

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

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.



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. The purchaser(s) will be held to satisfy themselves of the nature of all such servitude rights and others. All rights of wayleave, drainage and access in respect of any property retained by the seller will be reserved.

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.

Websites and Social Media

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, www.uklandandfarms.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook.com-RettieTownandCountry; Twitter.com- RettieandCo, Instagram and LinkedIn.

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.



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

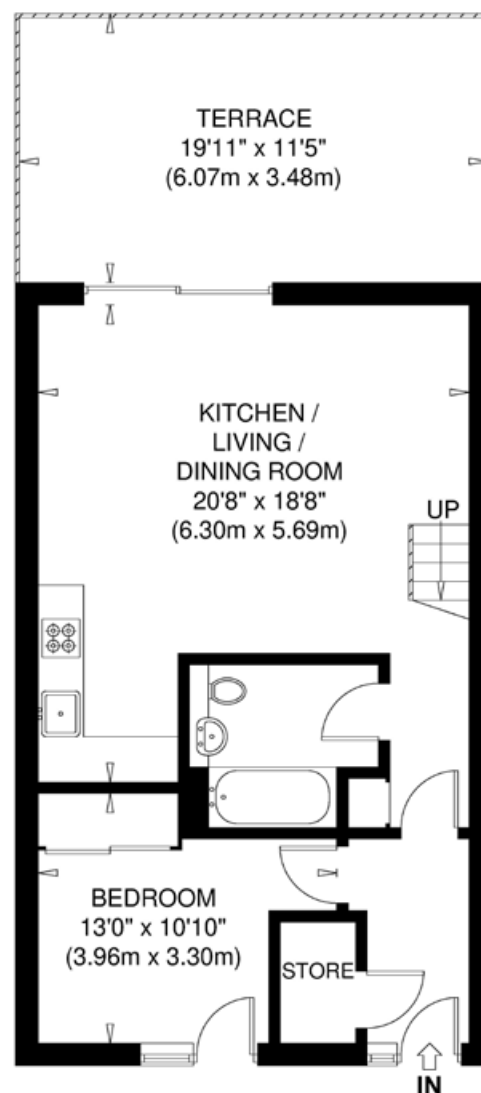
Rettie & Co, their clients and any joint agents give notice that:

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.

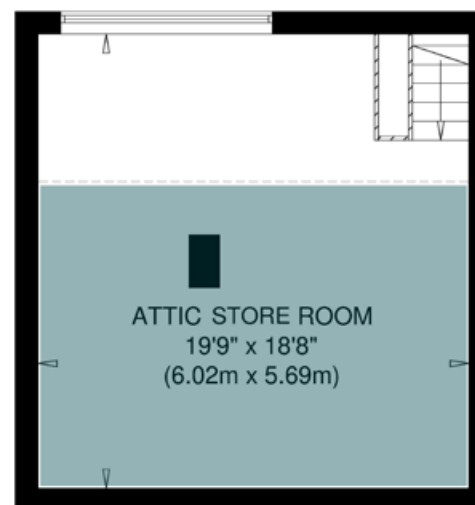
3. All descriptions or references to condition are given in good faith only. Whilst every endeavor is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 55.6 SQ M / 598 SQ FT

 = Reduced headroom below 1.5m / 5'0



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 34.2 SQ M / 368 SQ FT

LOCH VIEW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 89.8 SQ M / 966 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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