



**5 & 6 LOWER ACHARN**  
*Aberfeldy, PH15 2HS*



 **RETTIE**



## 5 & 6 LOWER ACHARN

Aberfeldy, PH15 2HS

A charming Category C listed Remony stone property with stunning views towards Loch Tay, currently arranged as two self-contained studio flats offering income potential. With a generous garden and scope to reconfigure into a single characterful home (subject to consents), this is a rare and versatile opportunity in a picturesque rural setting.



### Summary of Accommodation:

**5 Lower Acharn (Ground Floor)** - Entrance porch, studio living/sleeping area, kitchen, shower room

**6 Lower Acharn (First Floor)** - Studio living/sleeping area, kitchen, bathroom

### External

Gravel driveway, enclosed lawned garden grounds



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### Situation

The picturesque hamlet of Acharn lies on the tranquil south shore of Loch Tay, surrounded by the dramatic landscapes of Highland Perthshire. Steeped in history and natural beauty, the village forms part of the wider Remony Estate, an area renowned for its unspoiled countryside, rich wildlife, and breathtaking scenery.

Acharn offers a truly peaceful setting, with wooded hillsides rising above and panoramic views stretching across the loch towards the distant Ben Lawers range. The celebrated Falls of Acharn, a spectacular cascade hidden within a wooded gorge, are only a short walk from the village, while a network of scenic trails provides endless opportunities for walking, cycling, and exploring.

Despite its tranquil, rural feel, Acharn is ideally positioned just three miles from Kenmore and around seven miles from Aberfeldy, where a range of shops, cafés, restaurants, and leisure facilities can be found. The area is also well placed for access to a wealth of outdoor pursuits including watersports on Loch Tay, fishing, golf, and hillwalking 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.

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 around 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.

### General Description

Set within a stunning rural landscape with far-reaching views across open countryside and towards Loch Tay, this charming traditional property is constructed in attractive Remony stone and presents a rare and highly versatile opportunity. Occupying a delightful setting, this Category C listed property combines character, flexibility and significant potential, appealing equally to those seeking a lifestyle purchase or an investment opportunity.

The property is currently configured as two self-contained studio flats, each with its own independent access. The ground floor accommodation (number 5), is entered via a bright entrance porch which leads through to a generously proportioned open-plan living and sleeping space. This room is filled with natural light from dual aspect windows and enjoys a warm, welcoming feel. A separate kitchen is positioned just off the main living area, fitted with base units, worktop space, a sink and space for appliances, offering a practical and efficient layout. The accommodation is completed by a modern shower room, fitted with a shower enclosure, WC, wash hand basin and heated towel rail.

The upper studio (number 6), is similarly well arranged, with its own entrance leading to a spacious open-plan living and bedroom area that benefits from attractive views over the surrounding countryside. The kitchen is equipped with fitted units, work surfaces, sink and appliance space, providing all the essentials for day-to-day living. The bathroom is fitted with a three-piece suite comprising a bath with overhead shower, WC and wash hand basin. Both units are neutrally presented throughout, offering a blank canvas for a purchaser to enhance or personalise.

In addition to its current use, the property offers excellent scope to be reconfigured into a single dwelling, subject to the necessary consents and planning permissions. The existing layout readily lends itself to being opened up to create a more cohesive larger property, with the potential for a large open-plan kitchen, dining and living space on the ground floor. The upper level could be adapted to provide well-proportioned bedroom accommodation, alongside upgraded bathroom facilities. Reconnecting the two units internally would create a natural flow throughout, transforming the property into a charming and spacious countryside home.



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Alternatively, the current studio arrangement offers an opportunity for income generation, with scope to further enhance and modernise the interiors to maximise appeal within the rental or holiday letting market. This is a unique opportunity to acquire a flexible and characterful property in a truly picturesque setting, offering immediate usability alongside exciting potential for future development.

#### **Garden**

Externally, the property is complemented by generous outdoor space including a gravel driveway with ample parking and enclosed garden grounds. The gardens are mainly laid to lawn with timber fencing and enjoy an open aspect that enhances the sense of space and tranquillity. From the garden, the property enjoys a delightful outlook towards Loch Tay, creating a particularly scenic and ever-changing backdrop. The setting is a particular highlight, offering a delightful rural environment.

#### **GENERAL REMARKS AND INFORMATION**

##### **Designations**

5 & 6 Lower Acharn are both category C listed.

##### **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 2HS

##### **Fixtures and Fittings**

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Other furniture may be available for separate negotiation.

##### **Classifications**

Council Tax - Band A

EPC Rating – 5 Lower Acharn Band F. 6 Lower Acharn Band E.

##### **Solicitor**

Lindsays, 24 Whitefriars Street, Perth, PH1 1PP. 01738 637311. perth@lindsays.co.uk

##### **Local Authority**

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

##### **Tenure**

Freehold

##### **Services**

Mains water and electricity. Electric panel heaters. Drainage to a septic tank.



### 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

Properties 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), 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

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 contract 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.



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### Important Notice

Rettie & Co give notice that:

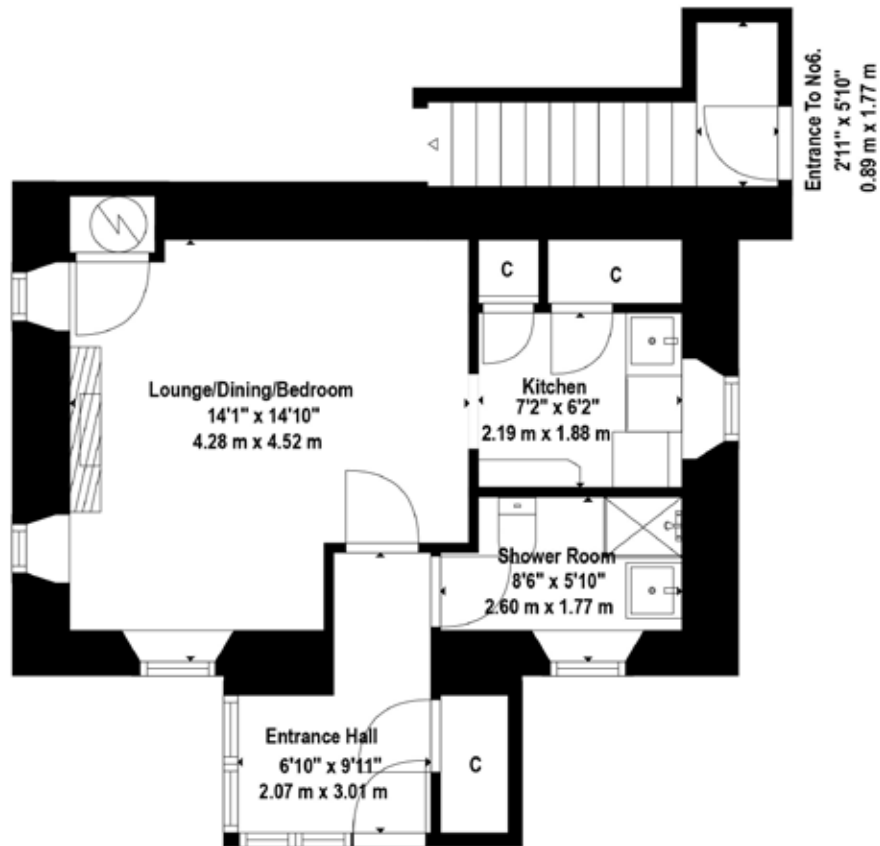
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

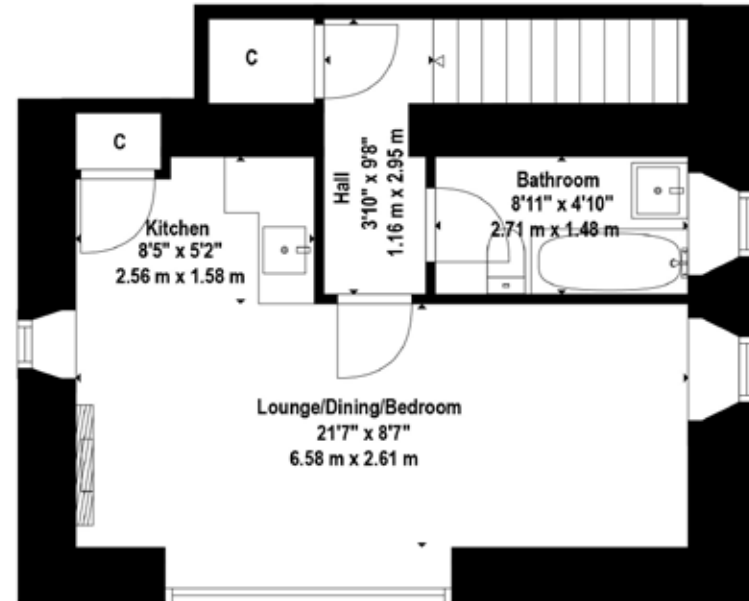
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude 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.





Ground Floor - No 5 Lower Acharn  
Gross Internal Area: 452.0 sq ft / 42 sq m



First Floor - No 6 Lower Acharn  
Gross Internal Area: 398.2 sq ft / 37 sq m

5 & 6 Lower Acharn, Acharn, Aberfeldy, PH15 2HS

Measurement point

Indicates area of Limited Use Space



Plan produced for Rettle by RICS Certified Property Measurer in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.



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