



Waterfall Cottage

Lawers | Aberfeldy | Perth and Kinross

Galbraith

A lovely timber bothy with beautiful gardens in an idyllic location on the banks of Loch Tay.



Kenmore 5.5 miles | Aberfeldy 12 miles | Perth 38 miles
(All distances are approximate)

2 reception rooms. 4 bedrooms

Lovely reception spaces with phenomenal views over Loch Tay

Flexible accommodation with ample natural light

Beautiful gardens extending to the banks of the loch

Great location near Kenmore and Aberfeldy

Offers Over £350,000 | Acreage 2.45 acres (0.99 hectares)



Situation

Waterfall Cottage sits in an elevated position overlooking Loch Tay just to the south west of the village of Fearnan and close to Kenmore in Highland Perthshire. Kenmore provides a primary school, general store with post office together with the well-known Kenmore Hotel. Located close by is the Mains of Taymouth country estate and golf resort with a variety of facilities such as riding stables, golf course, courtyard bar and restaurant, delicatessen, gift shop and trekking centre. This area is famous for its salmon and trout fishing on the River Tay and the loch. Water sports may be enjoyed on Loch Tay at Kenmore where the marina with purpose built facilities offers sailing, canoeing and kayaking. The area is renowned for its many walks and facilities for golf, cycling, walking and historic sites. The area is home to a rich variety of wildlife such as red squirrels, deer, pine martens and a host of woodland birds. Otters, beavers, dippers and wagtails frequent the banks of the Tay and salmon can be seen leaping at The Hermitage, Pitlochry Dam, Soldier's Leap at Killiecrankie and the Linn of Tummel. Loch of the Lowes near Dunkeld is a designated wildlife reserve. Ben Lawers, the highest peak in Perthshire, is located nearby on the north shore of Loch Tay. The Tay Forest Park has some of Scotland's tallest trees and offers far-reaching views to the lochs and mountains.



Aberfeldy has a selection of independent retailers, bank, supermarket and schooling at Breadalbane Academy, doctors, dentist and veterinary practices. There are excellent transport connections close by including the A9 leading to Inverness and Perth and mainline train stations at Pitlochry and Birnam, with destinations to Edinburgh, Glasgow, Inverness, Perth and a direct train service to London. Perth is the closest city where a variety of shopping facilities are available from retail parks to well-known high street shops, major supermarkets and a variety of independent shops, hospitals and railway station.

Description

Waterfall Cottage is a charming timber former bothy which is perched on the hillside with spectacular views overlooking Loch Tay. At the front of the property and situated to make the most of the views is a lovely sunroom with triple aspect windows and access onto a lovely wooden decking. The sunroom leads to a sitting room and dining room which are cosy and spacious with ample room for the family and benefiting from a wood burning stove. The galley kitchen with its integrated appliances and good range of units is at the back of the house and has access to the rear patio.

The house has flexible accommodation throughout, the master bedroom has lovely views over the surrounding countryside and there are two further double bedrooms and a twin bedroom as well as a family bathroom.

Accommodation

Sunroom, Sitting/Dining Room, Kitchen, 3 Double Bedrooms, Twin bedroom, Bathroom, WC.

Garden & Grounds

Waterfall Cottage sits in a delightful plot with a mature garden extending right down to the banks of Loch Tay. The garden is delightfully private with a superb variety of shrubs and trees providing maturity and structure all year round. Just below the house is a mature orchard with a variety of fruiting trees. The garden extends from the house down a lovely slope to the side of Loch Tay itself. At the loch side is a lovely pebble beach flanked by mature trees, this idyllic spot has beautiful views up and down the loch as well as a boat house and is perfect for relaxing and enjoying the surrounding countryside.

The property is accessed by a shared driveway from the main road. There is parking at the property itself as well as just up the hill with a pretty woodland path meandering down to the cottage.

Access/Third Party Rights of Access/ Servitudes Etc

Waterfall Cottage is accessed from the A827 with a shared access drive to the house.



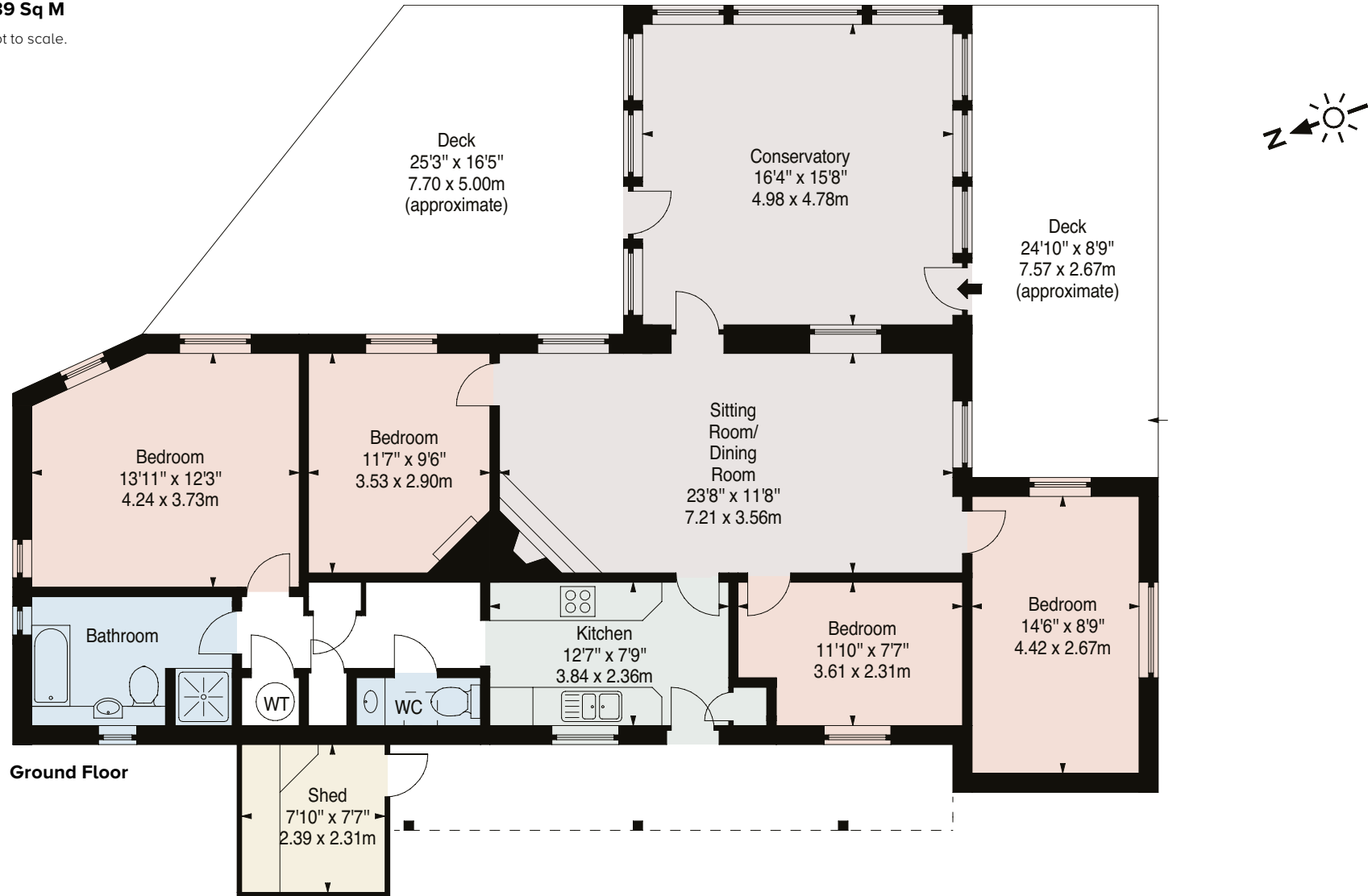
Floor plans

Approx. Gross Internal Area

Main House: 1355 Sq Ft - 125.88 Sq M

Shed: 58 Sq Ft - 5.39 Sq M

For identification only. Not to scale.



Viewings

Strictly by appointment with the Selling Agents.

Tenure

Freehold

Local Authority

Perth and Kinross Council

Council Tax

Band C

EPC

Band E

Services

Water

Private

Electricity

Mains

Drainage

Private

Heating

Electric

Broadband

Copper

Mobile

Yes

Directions

From Kenmore take the A827 towards Fearnan. Continue through Fearnan and then after approximately 5.7 miles, the entrance for Waterfall Cottage is on the left through double wooden gates. Continue down the track until the signpost for Waterfall Cottage Parking.

 [whistle.executive.steep](https://www.whistle.executive.steep)  Postcode: PH15 2NZ

Health & Safety

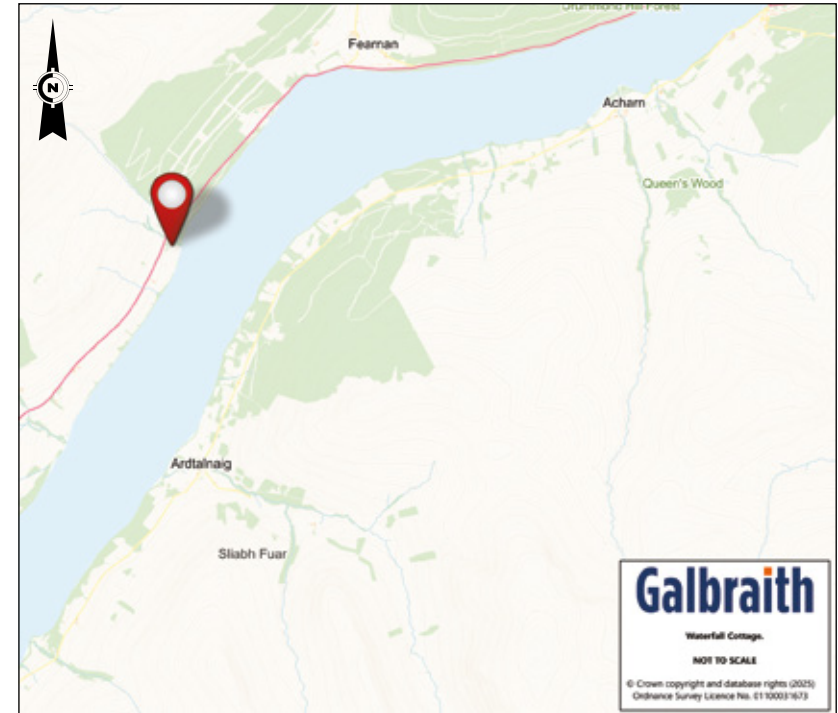
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

Solicitors

J & H Mitchell, Pitlochry, 51 Atholl Road, Pitlochry, Perthshire, PH16 5BU

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.



IMPORTANT NOTES: 1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6. Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2024.

ANTI MONEY LAUNDERING (AML) REGULATIONS: Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.



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