



THE OLD POLICE HOUSE
ABERFELDY ROAD, KENMORE, LOCH TAY, PH15 2HF
OFFERS OVER £420,000



OLD POLICE HOUSE, ABERFELDY ROAD, KENMORE, PH15 2HF

Irving Geddes are delighted to offer for sale this beautifully presented five bed detached villa, centrally located within the stunning Perthshire village of Kenmore, on the shores of Loch Tay. Enjoying an enviable position only a 1 minute walk from Kenmore Beach, Kenmore Hotel and the local Post Office/Shop, the Old Police House is set within the heart of this ever popular highland village. Currently operating as a holiday let, the property offers high quality and flexible accommodation throughout, comprising on the ground floor; TWO DOUBLE BEDROOMS (one with EN-SUITE SHOWER ROOM, the living area to the rear is open-plan, has an attractive raised ceiling and enjoys an abundance of natural light. The fully fitted KITCHEN opens to a DINING ROOM & LIVING ROOM and has direct access to the external decking. Located off the living area is an additional public room, this flexible garage conversion would suit as a PLAYROOM or CINEMA ROOM. A BATHROOM, UTILITY ROOM, & HALL, with under-stair storage, complete the downstairs accommodation. There are 3 further DOUBLE BEDROOMS and BATHROOM on the upper floor. The property is warmed by oil-fired central heating with additional electricity generated through solar panels, & double glazed throughout.

The easily maintained private gardens grounds comprise ample off-street parking to the front. The fully enclosed rear garden boasts an extensive timber deck with hot tub, and a good sized area of lawn. Timber shed.

The beautiful & historic Perthshire conservation village of Kenmore is located at the end of Loch Tay, offering much character and is a haven for the outdoor enthusiast. The charming village square comprises symmetrically arranged buildings with Kenmore Church at one end. The Hotel is one of the oldest Inns in Scotland and there is also a village shop/post office. The town of Aberfeldy has a full range of services and lies some 6miles to the east.

Video Tour <https://youtu.be/YUIB2lpUEfk> **Energy Rating:** 'E'.

Services: Mains water, electric & drainage. Oil-fired central heating.

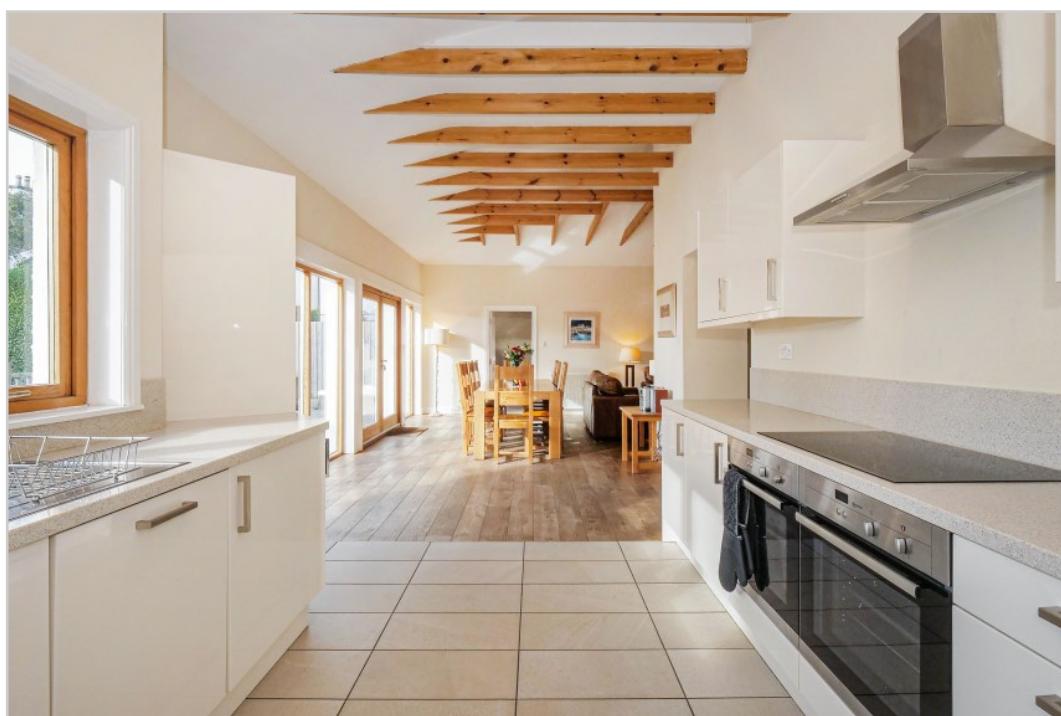
Viewing Strictly by appointment thorough Irving Geddes - 01887 822722.

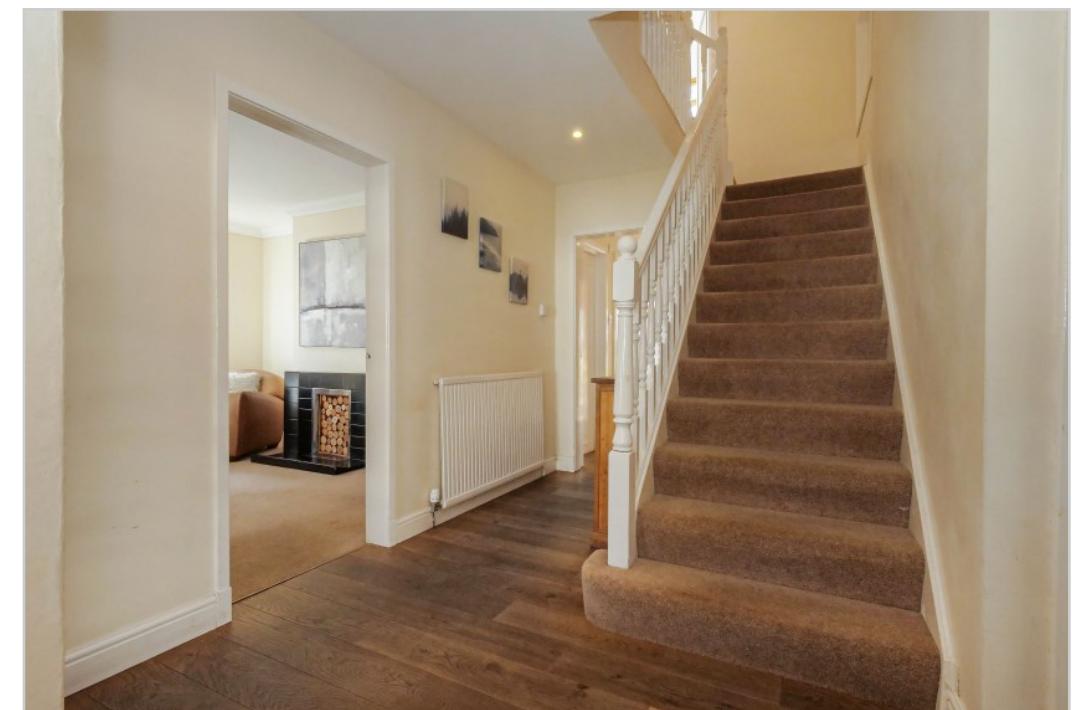
N/B. The Old Police House is classified currently as a self-catering property, and therefore purchasers looking for a permanent residence will need to satisfy themselves regarding change of use approval.







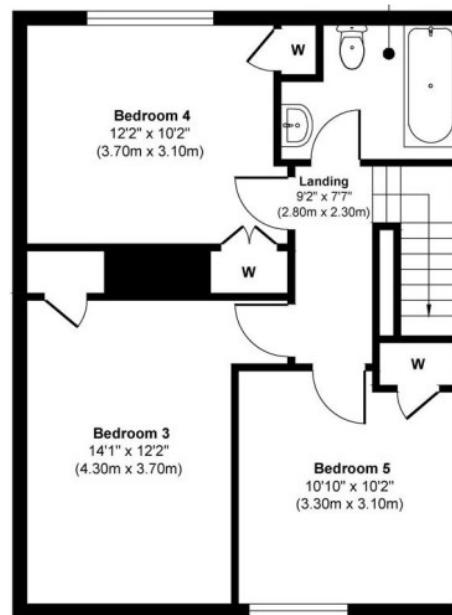
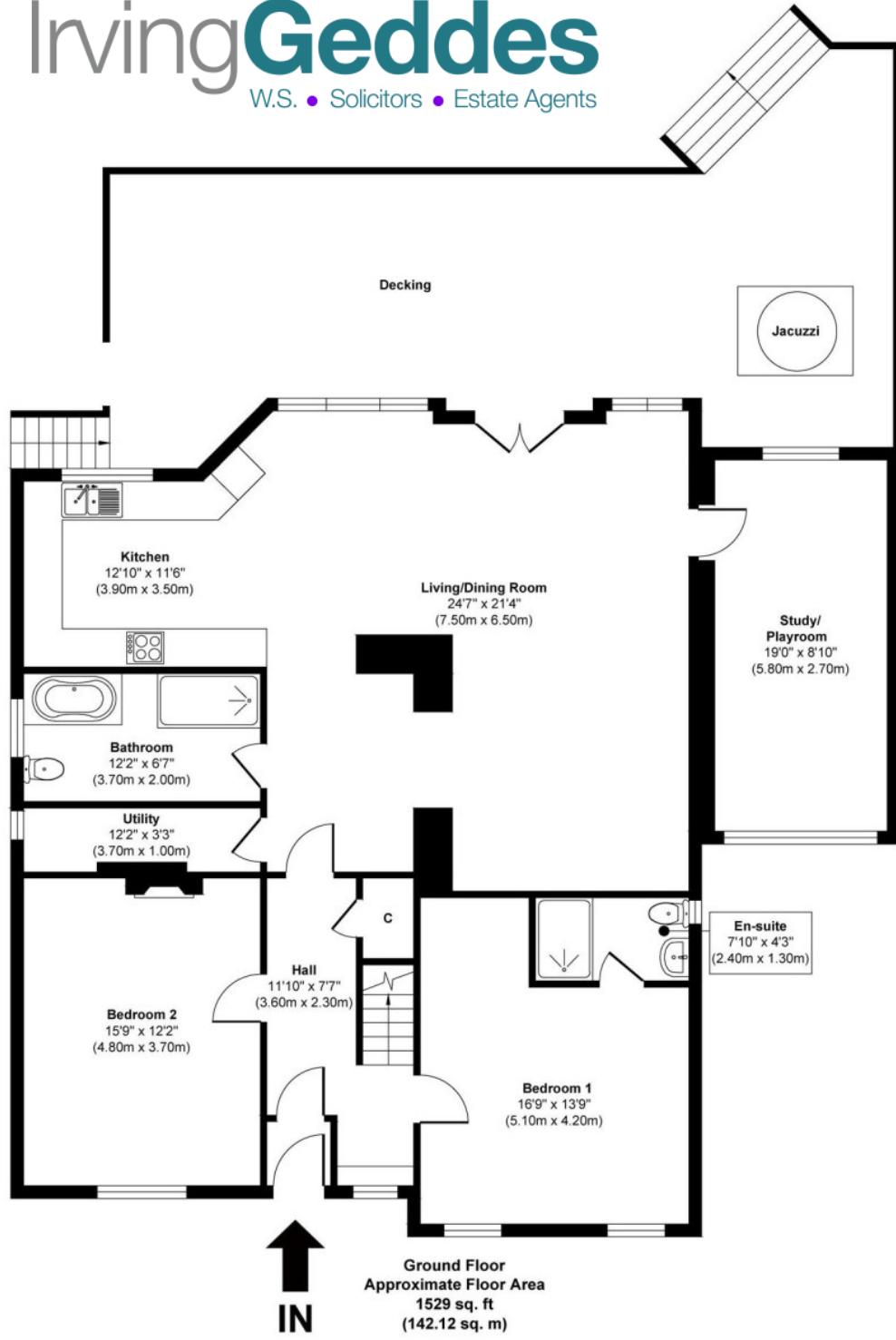












First Floor
Approximate Floor Area
538 sq. ft
(50.02 sq. m)



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

**Crieff**

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