

WEST BRAE COTTAGE  
ARDEONAIG, PERTHSHIRE, FK21 8SY



**IrvingGeddes**  
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## WEST BRAE COTTAGE, ARDEONAIG, KILLIN, FK21 8SY

Irving Geddes are delighted to offer for sale this 2 bedroom detached cottage enjoying a private, rural yet accessible location one mile from the hamlet of Ardeonaig, on the south Loch Tay Road. The cottage has had modernised work carried out and offers well proportioned accommodation comprising; HALL, LOUNGE with open fire, TWO DOUBLE BEDROOMS, large DINING KITCHEN, UTILITY/REAR PORCH & SHOWER ROOM. The property is warmed by oil fired central heating and there are predominately double glazed windows, with double glazed front & rear doors.

There are easily maintained garden grounds to the front and rear. The front is laid mainly to lawn with gravel and paved paths. The rear is also laid to lawn, with gravel area, timber shed, log store & bordered by fencing/hedging. There is a beautiful outlook to the front across open countryside.

West Brae Cottage is located 1 mile to the south of the small hamlet of Ardeonaig, some 9 miles west of Kenmore and 7 miles east of Killin, on the south side of Loch Tay. Kenmore & Killin are pretty villages, with Killin catering for daily requirements. Aberfeldy is situated 15 miles to the east, and offers a full range of amenities. This area of Perthshire is renowned for its outstanding natural beauty & numerous opportunities for outdoor pursuits including walking, cycling and climbing. Loch Tay offers water sports and fishing with shooting & stalking available locally. The village of Aberfeldy has a good range of shops, restaurants, bars/cafes, along with primary/secondary schooling. Breadalbane Academy incorporates a community campus for public use, hosting a swimming pool, library and gym. Aberfeldy is also home to the Birks Cinema and a number of social clubs & churches. There are numerous golf courses including Aberfeldy, Strathtay and Kenmore.

A most charming rural cottage, enjoying an enviable position in one of Scotland's most scenic areas. Presented in move-in condition & likely to have broad appeal, early viewing is advised.











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













**Services** Mains Water & Electric, Oil Central Heating & Drainage to Septic.

**Viewing** Strictly by appointment through Irving Geddes on 01887 822722

**Council Tax** Band 'C' **Energy Performance** Rated 'E'

**Offers Over** £150,000 **Video Walkthrough** <https://youtu.be/b-CEYBv876w>

**Directions** Take the A827 west through Aberfeldy and continue towards Kenmore. Just before Kenmore turn left onto the south Loch Tay road. Follow this road for about 9 miles. Immediately opposite the former Ardeonaig Hotel, take the road signposted 'Abernethy Ardeonaig'. Continue for a mile, passing the Outdoor centre and the property is located a short distance further, on the right hand side.

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