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Detached Bungalow

Three Double Bedrooms

Master En-Suite

Spacious Lounge

Beautiful Private Gardens

Stunning Loch Views

Double Garage

Sought-After Location



Offers Over £340,000

Drummond View, Braes of Taymouth, Kenmore, PH15 2HQ



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Description

We are pleased to offer for sale this beautiful detached bungalow enjoying an elevated position and stunning views over Kenmore and Loch Tay. Fully upgraded and offering a high standard of living throughout the accommodation comprises, Hallway, Lounge, Dining Kitchen, Utility Room, three Double Bedrooms (master ensuite) and family bathroom. Sitting in a plot of approx 1/4 acre, externally the property boasts attractive landscaped gardens, decked patios, a large private off-street parking area and an integral double garage. Presented in 'move-in' condition 'Drummond View' has been re-wired, re-plumbed and benefits from a new heating system throughout. Property in The Braes of Taymouth are rare to the market and Drummond View is a particularly desirable residence. Early internal viewing is highly recommended.

Directions:

Heading from Aberfeldy on the A827 approaching Kenmore take the left turn onto the South Loch Tay Road and the immediate left again uphill onto the Glen Quaich Road. Enter the road marked 'Private' and The Braes of Taymouth is the first left with Drummond View the first property on the right.

Hallway:

Spacious T-shaped hall providing access to all accommodation. Two storage cupboards.

Lounge: (20' x 16'8")

Very spacious reception room with dual aspect. Large double-glazed window with far reaching views over Loch Tay and Kenmore. French doors lead to a large lawn at the side of the property.

Dining Kitchen: (12'4" x 9'10")

Spacious fully-fitted kitchen comprising a range of quality wall and base units. Double-sink, integrated oven, hob and extractor hood. Large windows overlooking front gardens and the surrounding woodland. Ample room for dining furniture and access to utility room.

Utility Room: (10'10" x 5'4")

Additional matching units provide useful storage. Stainless-steel sink and plumbing for washing machine & dishwasher. Window over-looking the front

garden and rear door access to side of property.

Bathroom:

Bright contemporary bathroom comprising, large shower cubicle with power shower, WC and 'floating' glass wash hand basin.

Master Bedroom: (13' x 12')

Good-sized principle double bedroom offering beautiful views. Large built-in double wardrobe. The attractive **en-suite shower room** comprises WC, wash hand basin and shower cubicle with power shower.

Bedroom Two:

(12'8" at widest x 11'8")

Located to the rear of the property and enjoying a wonderful aspect over the loch. Two double built-in wardrobes and useful recess.

Bedroom Three: (11'6" x 9'4")

Located to the front of the property with large window over-looking the

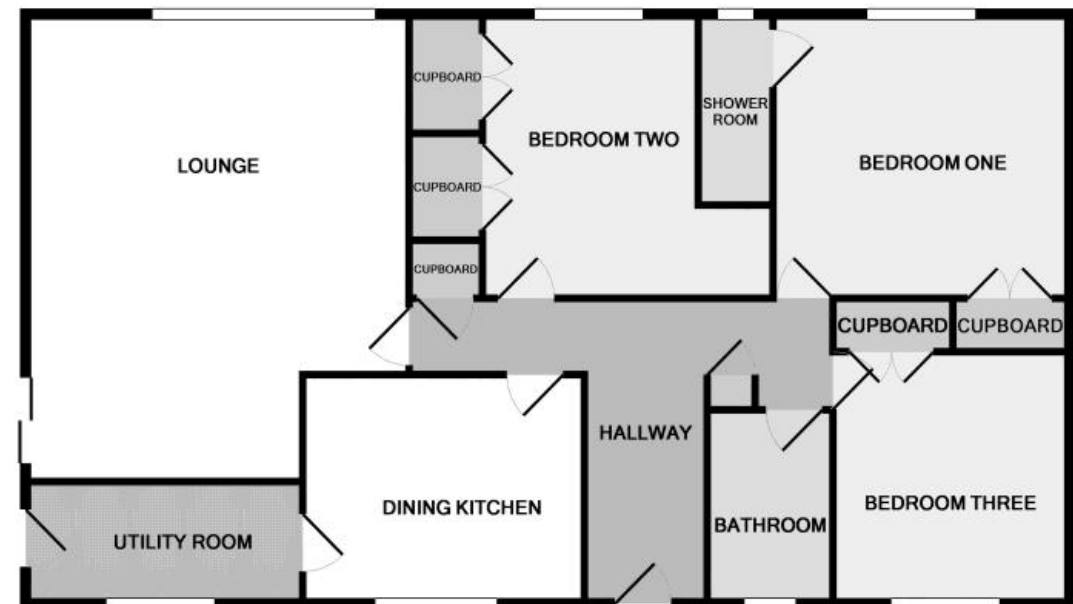
gardens. Double built-in wardrobe.

Exterior

The current owners have developed the gardens to create a wonderful outdoor space. The area to the front of the property contains a variety of flowering shrubs and plants with a slabbed path running through to the front door. To the right hand side tiered decking

is used to create two patios and leads to the parking area and the sub-floor double garage (with power and lighting and ample storage space)

A large area of lawn to the left hand side of the property with planted borders provides another excellent area in which to enjoy the views.



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