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Detached Villa

Five Bedrooms

Three Reception Rooms

LPG CH & DG

Double Garage

Large Gardens

Stunning Location

Beautiful Loch Views

Dalkenneth Lodge, Lochearnhead, FK19 8PZ

Offers Over £410,000



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Description

Most appealing and substantial detached villa enjoying an enviable position with stunning south-facing views over Loch Earn to two of Scotland best known peaks; Ben Vorlich and Stuc a Chroin. Boasting spacious accommodation over two floors comprising on the ground level; Vestibule, Breakfasting Kitchen, Utility Room, WC, Dining Room, Lounge, Sitting Room & Office/Bedroom. Four double bedrooms (master en-suite) and family bathroom on the upper level, with a further substantial bedroom above the garage. Externally there are attractive private gardens with ample parking (and a resident red squirrel population!) The flexible accommodation offers the possibility of further development to create a separate dwelling within the property along with guest house potential. Dalkenneth Lodge is a truly idyllic home, rare to the market and early viewing is advised.

Entrance Vestibule

Sizeable vestibule providing an ideal place in which to house outdoor attire & footwear. Door to landing and through to garage and bedroom above.

Lower Landing

Spacious landing providing access to dining room, lounge, stair to upper accommodation & large cloakroom with WC & basin.

Breakfasting Kitchen (15' x 13')

Most spacious fully fitted kitchen with range of quality wall and base units and central work station with hob and ceiling extractor hood. Attractive AGA and space for a range of appliances. Open-plan to large Dining Room (15' x 12'4") with French doors leading to patio area.

Utility Room (9'4" x 6'6")

Good sized utility room with large Belfast sink, plumbing for washing machine and dish washer. Large under-stair cupboard and access to rear garden.

Lounge (24'8" x 16'10")

Most spacious principal reception room with feature open-fire sliding doors leading to front patio area and access to sitting room. Ample room for a range of living & occasional furniture.

Sitting Room (17'2" x 16')

Further large reception room located to the front of the property with large double-glazed window. Access to Office/Bedroom (16' x 8') with door to rear. Subject to obtaining the necessary permissions, these rooms may suit conversion to a separate yet integral dwelling within the main property.

Upper Landing/Hall

Large landing with recessed area at dormer window enjoying stunning views over the Loch. Access to bedrooms &

bathroom. Double built-in storage cupboard.

Bedroom Two (18'6" x 9'2')

Good-sized double bedroom with triple built-in wardrobe. Wash hand basin. Semi-coombed ceiling.

Bedroom Three (18'6" x 9'2")

Large double bedroom with triple built-in wardrobe and semi-coombed ceiling.

Bedroom Four (12'8" x 9'6")

Located to the rear of the property with large window overlooking the garden. Double built-in wardrobe. Wash hand basin. Semi-coombed ceiling.

Master Bedroom (16'4" x 11'4")

Principal bedroom Located to the front of the property and enjoying excellent views. Two large built-in wardrobes and ample space for a range of furniture. Large En-suite Bathroom comprising bath, WC, bidet, dual vanity sinks and separate shower cubicle.

Bathroom

Bright bathroom with suite comprising bath with shower over WC and wash hand basin.

Bedroom Five (25' x 9')

A staircase leads from the front vestibule allowing access to the garage and up stairs to a large flexible room above. Ideal playroom or bedroom with ample space for en-suite facilities. Two Velux windows

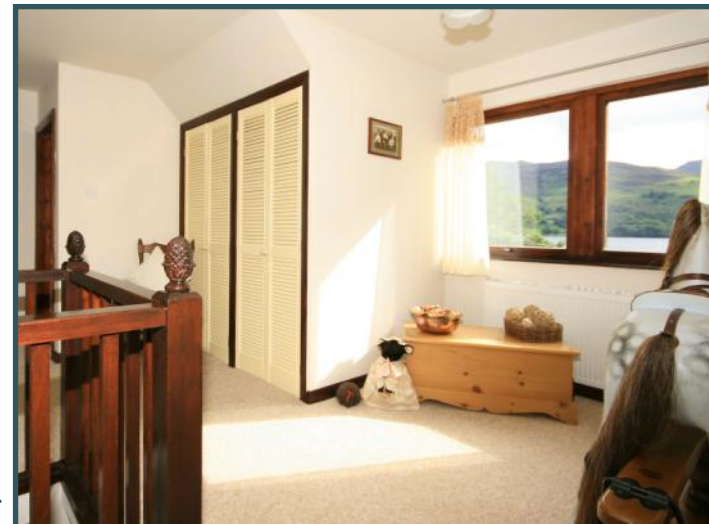
Exterior

Driveway leading from the road to ample parking area to the front. Large double garage with additional room for storage/workbenches. Two attractive patio areas. Further patio space to the side where red squirrels and birdlife are particularly

prevalent. Large area of lawn to the rear providing superb views bordered by mature trees. Potting shed & greenhouse.

Directions

Located off the A85, approximately 4 miles from St Fillans heading towards Lochearnhead.





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