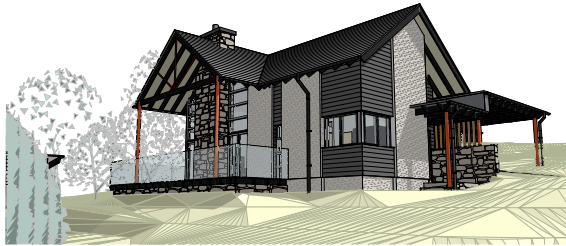




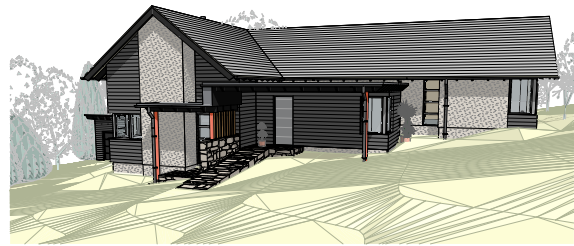
**Achnacloich, Balhormais Farm,
Aberfeldy, PH15 2JE**

**Offers Over
£545,000**

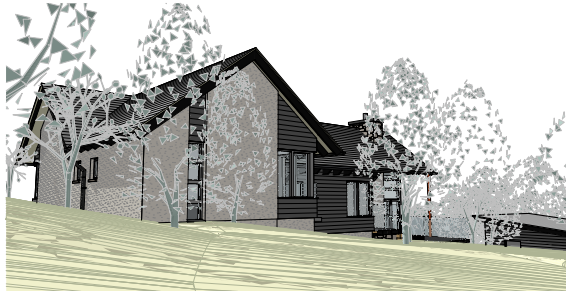
Viewing By Appointment Telephone Murray Snell LLP on 0131 625 6625



view from south east



view from north east



view from north west

A stunning house plot (with house under construction), set in mature garden ground with small orchard and located in a beautiful area of rural Perthshire close to Aberfeldy. With Planning Permission for the construction of a four-bedroomed detached property the plot provides a unique opportunity to be involved in the construction of a bespoke dwellinghouse, to be built by the local and highly respected firm of AKG Homes Limited. Once constructed, the property will form a superb, contemporary home in a very accessible rural location. While full Planning Permission is available an individual purchaser's requirements can be incorporated into the building process if purchased prior to completion of the home.

The current Planning Permission allows for the construction of a spacious four-bedroomed property, with lounge/dining/kitchen space and separate utility room, garage and garden.

Croftnamuick is located on the north side of the B846 Fortingall to Aberfeldy Public Road near Camserney in a rural and peaceful location, with wonderful views of the Perthshire countryside. Organic vegetables are available from the adjacent farm. The facilities of Aberfeldy are 2.5

miles away, offering a superb array of facilities including a local cinema, swimming pool, a wide variety of cafes and restaurants, with outdoor pursuits in the way of walks, golf courses, fishing, water sports and cycling. Pitlochry with a main line train station is approximately 30 minutes' drive away.

AKG Homes Limited, are a small, family run company based in Aberfeldy who have been building contemporary bespoke homes for over 40 years. Great care is taken in the building process to ensure the works are completed to an exacting standard, using engineered oak floors, underfloor heating, bespoke kitchen and contemporary appliances, and with the benefit of full NHBC cover on completion. An adjacent recently constructed AKG property would be available for inspection.

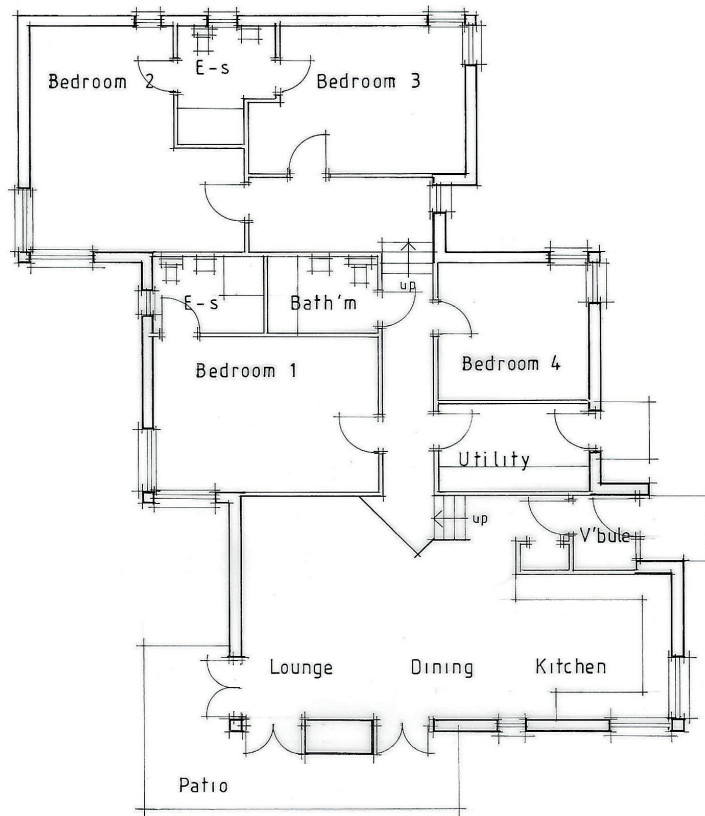
Directions: From Aberfeldy take the B846 road to Weem heading towards Fortingall.

The plot is accessed by an access driveway on the right-hand side of the road.



“Achnacloich” (Field of Stones) will be a new development by AKG Homes. The house is positioned in a south-facing orientation to maximise all year round sun.

- the house has been designed by well-regarded architects Mckenzie Strickland Associates of Aberfeldy;
- the house will sit on three split levels and will be flooded with light from south-facing double-height windows;
- the property will be constructed of stone, slate and larch to blend into the mature garden, and will benefit from elevated views across the valley;
- substantial living/dining kitchen with integral appliances, finished with stone surfaces or constructed to the client personal choices;
- underfloor heating, wood-burning stove, energy saving solar panels and high level insulation;
- recently completed houses by AKG Homes may be viewed by appointment.



FLOOR PLAN

Room Sizes

Lounge	5.50m x 4.00m	Bedroom 1	5.50m x 3.60m
Dining	4.40m x 3.00m	Bedroom 2	5.50m x 3.50m
Kitchen	3.50m x 3.50m	Bedroom 3	4.50m x 3.50m
Utility	3.60m x 2.10m	Bedroom 4	3.60m x 3.30m

Gross Internal Floor Area 170.00s.m.

SPECIAL NOTES

1. These particulars do not form part of an offer or contract.
2. Whilst these particulars are believed to be correct, they are not guaranteed and prospective purchasers must satisfy themselves as to their accuracy.
3. All measurements are approximate and any floor plan attached indicative only.
4. The services and appliances (if any) included in the sale have not been tested

- by Murray Snell W.S. nor does anyone in their employment have authority to make or give any representation or warranty relating to the property.
5. Prospective purchasers are advised to contact Murray Snell W.S. in order that they may be notified of a closing date being fixed for receipt of offers.
6. The seller shall not be bound to accept the highest or any offer.

AUTHORISED TO CONDUCT INCIDENTAL FINANCIAL BUSINESS BY THE LAW SOCIETY OF SCOTLAND

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