



**2 Lower Blairish, Keltneyburn  
by Aberfeldy PH15 2LQ**

**Offers Around  
£425,000**

Viewing By Appointment Telephone Murray Snell on 0131 625 6625



A stunning new home, finished to the highest standard and situated in the heart of the beautiful Perthshire countryside. The property has been thoughtfully designed to make the utmost of the magnificent setting and crafted from the finest natural materials of Siberian Larch and local stone so that it sits unassumingly within the landscape. The interior has been just as carefully considered with a wonderful ground floor open plan living space with large feature windows making the most of the views on offer. Upstairs are three spacious double bedrooms, the master with en-suite bathroom and dressing room, and a family bathroom. A fourth bedroom, wc and utility room complete the ground floor accommodation. The fixtures and fittings throughout the house are both contemporary and tasteful, sourced from local specialists and complementing the natural colours of the surrounding scenery.

As the third, and most recently completed, house in an exclusive development of just three properties, 2 Lower Blairish has the

advantage of being a brand new house on a now well-established site with lovely communal areas and a charming burn. The house has a large double garage and a wonderful rear garden, bounded by open countryside providing far reaching views to the hills.

Lower Blairish sits in the midst of the breathtaking Perthshire countryside, enjoying the stunning views and tranquil peace of such a beautiful rural setting, yet is far from isolated. The small hamlet of Keltneyburn is a short walk away and has a charming gallery and coffee shop. A wide and varied range of local amenities can be found in the thriving country town of Aberfeldy, which is ten minutes drive away and boasts lovely coffee shops, pubs and the recently re-opened Birks Cinema, as well as excellent schooling. From the doorstep you are spoilt for choice with glorious walks, beautiful golf courses, fishing, water sports and cycling. A host of wonderful local attractions surround the property with Castle Menzies, The Scottish Crannog



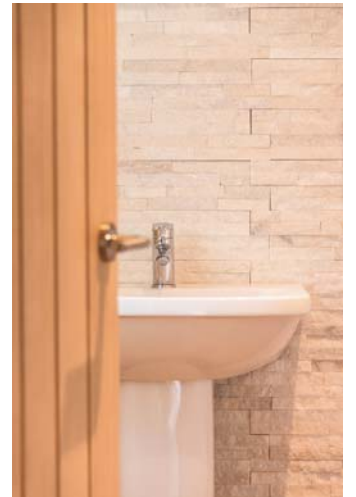
Centre, The Mains of Taymouth Estate, Highland Safaris and Dewar's World of Whisky to name just a few. The larger town of Pitlochry, with a main line train service, is just a twenty minute drive providing excellent travel links.

Designed for a contemporary open-plan style of living, the ground floor accommodation is exceptionally spacious, light and airy, with solid wood flooring running throughout and large feature windows providing glorious views. The living room, dining and kitchen areas flow beautifully together with a modern wood-burning stove creating a heart to the space. The kitchen is fitted with tasteful neutral wall and floor-mounted units with wonderful solid worktops complimenting the natural colours on show through the picture window. With integral appliances and a Rangemaster cooker, the kitchen is fully equipped for family life and boasts a central island unit. The living area has tri-aspect windows, flooding the space with natural light and double doors lead out to a lovely patio area.

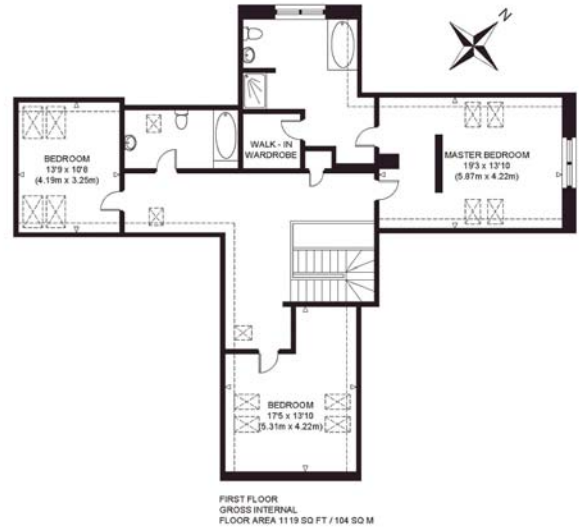
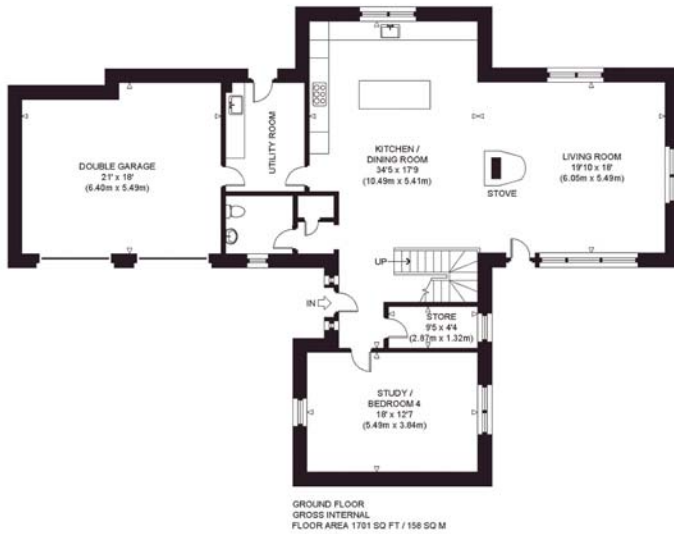
From the hall a staircase leads up to the first floor landing which in turn gives access to the three double bedrooms, all of which have dual-aspect Velux windows creating light, open and restful spaces. The master boasts a fabulous en-suite bathroom and a useful walk-in wardrobe. A large family bathroom completes the accommodation on the upper level.

Downstairs, there is a fourth double bedroom which could also be utilised as a study or play room, a useful wc and a large utility room that can be accessed both from the kitchen and the large double garage.

Externally, the property boasts an extensive garden which wraps around the side and rear of the house offering stunning uninterrupted views of the open countryside.







### 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

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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