



# 9 Dalchiaran

Fearnan | Aberfeldy | PH15 2QW



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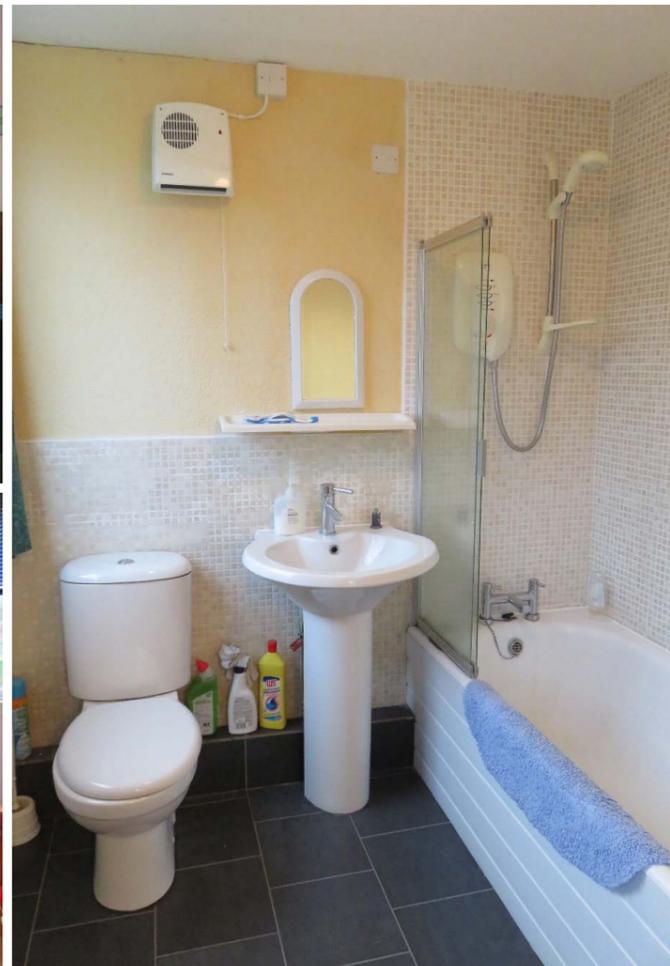
A 3 bedroom end of terrace villa in need of some modernisation in a superb scenic location near Loch Tay.

## Description

9 Dalchiaran is an ideal home for first time buyers, situated in a lovely rural village. The accommodation is comfortable and comprises living / dining room, kitchen with back porch leading out to the garden and a third bedroom on the lower level with two couple bedrooms and the family bathroom upstairs.

There is off street parking at the front of the property and both front and rear gardens laid mainly to lawn and a useful garden shed is located at the rear of the property.

A children's play park is conveniently located within Dalchiaran



## Location

Fearnan is a small crofting village on the north shore of Loch Tay in Perthshire. The village lies at the junction of the road to Glen Lyon and the road between Kenmore and Killin that runs along the north side of the loch.

Fortingall is an outstandingly attractive village some seven miles west of Aberfeldy. It stands a little to the north of the River Lyon not far from where it gushes out of the steep sided rocky jaws of Glen Lyon.

Aberfeldy which is only 10 miles from Fearnan is a delightful Highland town in the heart of Highland Perthshire which hosts a doctor's surgery, primary and secondary schooling, a cinema, tennis courts, putting green, golf course and a variety of shops. Breadalbane Campus is a modern facility where you can pursue a variety of sporting activities including swimming and squash

## Directions

From Aberfeldy take the A827 (Kenmore Street) towards Kenmore, Pass through the village of Kenmore and continue on until you reach Fearnan. Turn right at the signpost for Fortingall and Coshieville and carry on up the winding hill passing the village hall on your left and the Fearnan gallery on your right, then turn left into Dalchiaran. The property will be on your left.

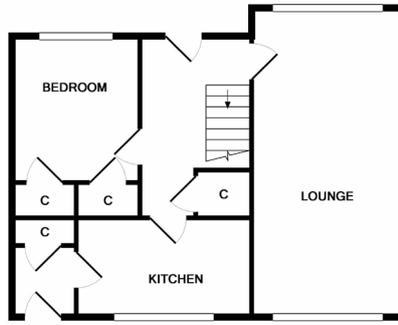
## Fixtures and Fittings

All fixtures and fittings are included in the sale unless otherwise stated.

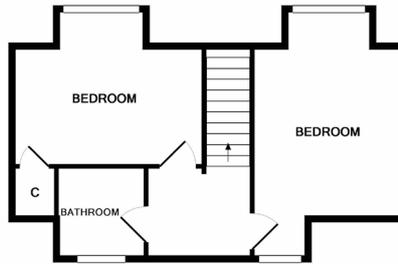
## Viewing

By appointment with agent on 01796 472606





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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<b>Living Room</b>	<b>6.50m x 3.15m</b>	<b>Bedroom 2</b>	<b>4.03m x 3.47m</b>
<b>Kitchen</b>	<b>3.86m x 1.71m</b>	<b>Bedroom 3</b>	<b>3.07m x 2.76m</b>
<b>Bedroom 1</b>	<b>5.64m x 3.13m</b>	<b>Bathroom</b>	<b>2.05m x 1.88m</b>

EPC Band F

**J & H Mitchell Solicitors & Estate Agents**

51 Atholl Road | Pitlochry | Perthshire | PH16 5BU  
 T: 01796 472606 F: 01796 473198 E: j@hnmitchell.co.uk

[www.jandhmitchell.co.uk](http://www.jandhmitchell.co.uk)



**Note**  
 These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.