

Pitch: TMTM01004

KENMORE, MAINS OF TAYMOUTH ESTATE, ABERFELDY, PH15 2HN



This lodge is the perfect choice for people who want to make the most of their leisure time, whilst enjoying all of life's little comforts



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Escape to a world of luxury and tranquility with this exceptional holiday lodge with an 85 year lease, nestled within a prestigious holiday site. Offering the perfect retreat, this lodge boasts exquisite features and a captivating setting that will leave you enchanted.

THE LOUNGE/KITCHEN



Step inside and discover a thoughtfully designed interior that exudes comfort and elegance. The heart of the lodge is the spacious open-plan lounge/kitchen, seamlessly incorporating areas for dining, cooking, and relaxation. Imagine creating delicious meals in the well-appointed kitchen, where culinary adventures are made effortless. The lounge area beckons you to unwind in style, offering a tranquil space to gather with loved ones. The highlight of the lounge is the charming log-burning stove, creating a warm and inviting atmosphere during cooler evenings.



The lodge comprises two bedrooms, providing ample space for relaxation and rejuvenation. The master bedroom treats you to the luxury of an en-suite shower room, while a family bathroom with a shower over the tub ensures convenience for all. A walk-in wardrobe adds a touch of indulgence, providing ample storage for your holiday essentials.

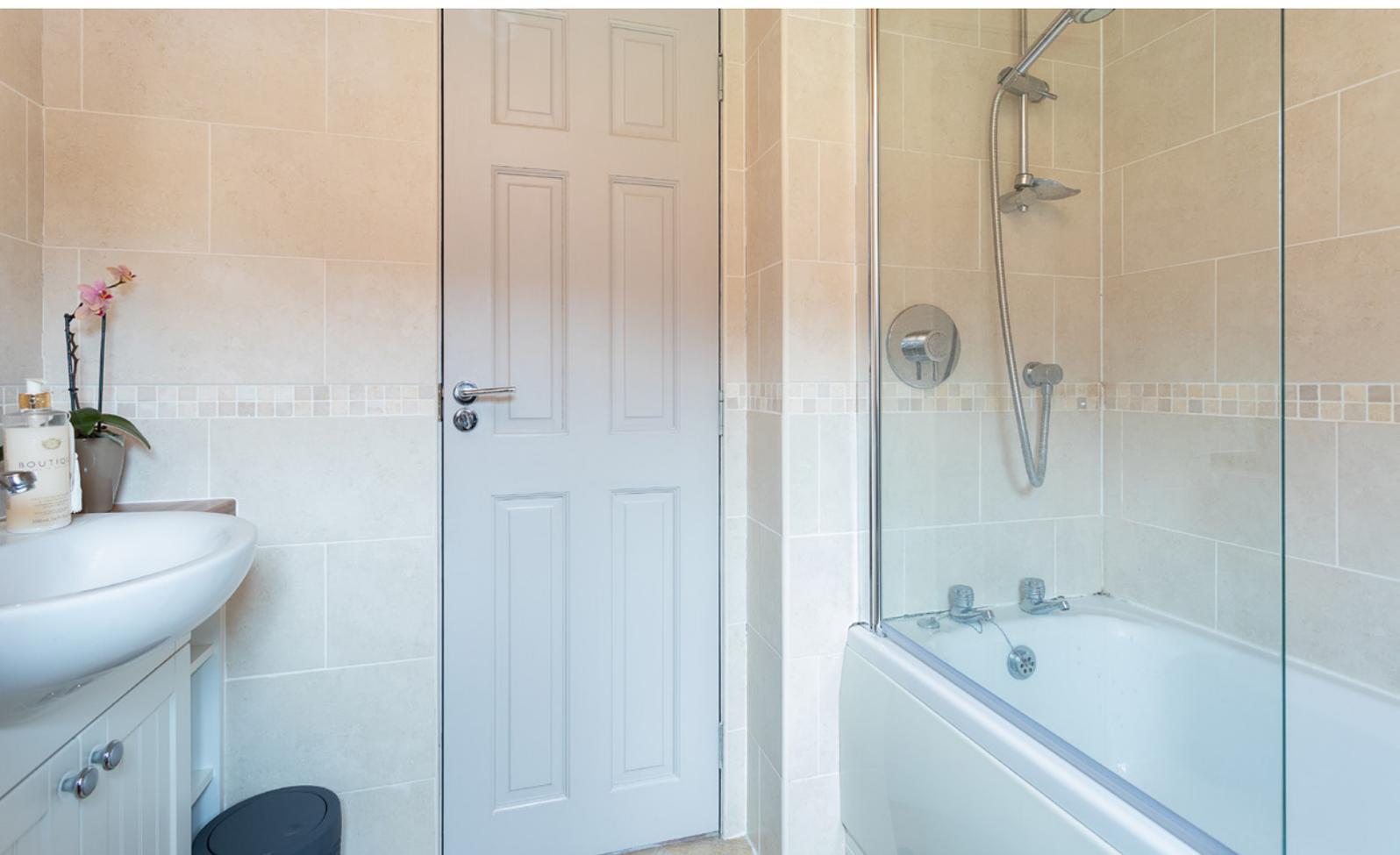
BEDROOM 1



BEDROOM 2



THE BATHROOM



French doors from the lounge open onto an expansive wrap-around deck, blurring the boundaries between indoor and outdoor living. From this elevated position, soak in the stunning scenery that surrounds you, capturing breathtaking views in every direction.

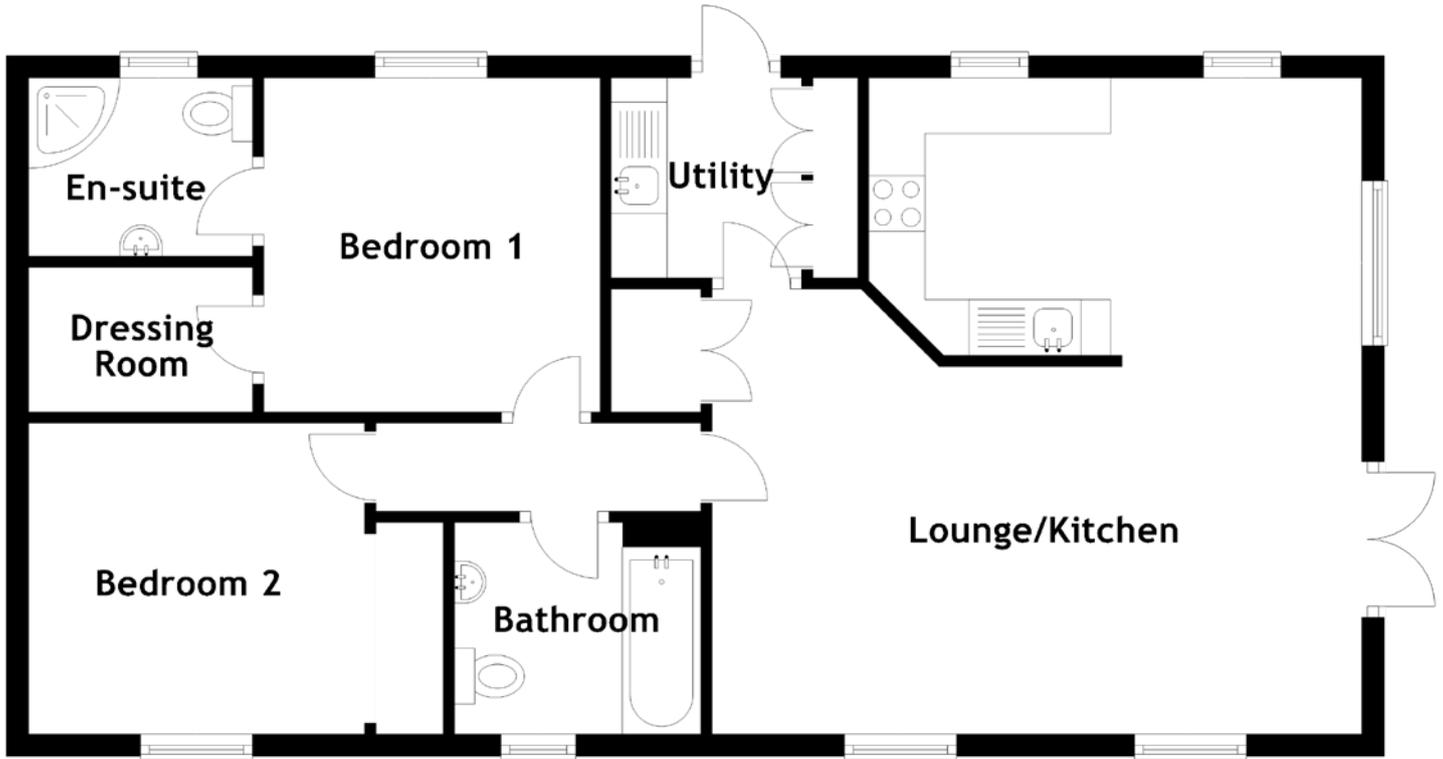
With an 85 year lease, this holiday lodge offers an idyllic escape from the demands of everyday life, providing a sanctuary where cherished memories are made. From the stunning scenery to the abundance of on-site activities, this is the ultimate destination for relaxation and leisure.

Don't miss the opportunity to make this luxurious holiday lodge your own. Embrace the serenity and splendour that awaits you. Contact us today to arrange a viewing and experience the epitome of holiday living.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



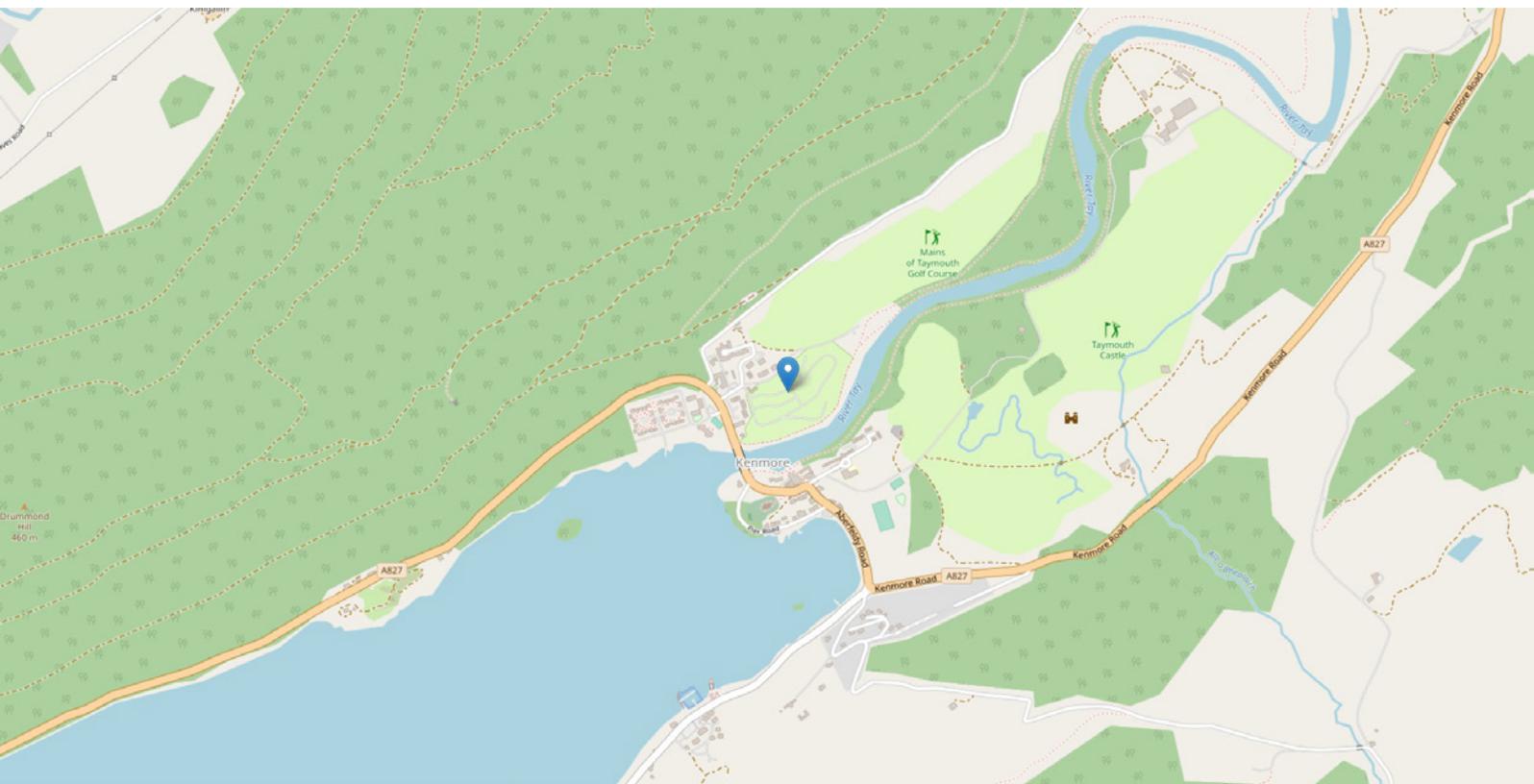
Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen
Utility

5.90m (19'4") x 5.80m (19')
1.80m (5'11") x 1.70m (5'7")

Bathroom
Bedroom 1
En-suite
Dressing Room
Bedroom 2

2.20m (7'3") x 1.90m (6'3")
3.00m (9'10") x 2.80m (9'2")
2.00m (6'7") x 1.50m (4'11")
2.00m (6'7") x 1.30m (4'3")
3.00m (9'10") x 2.80m (9'2")



THE LOCATION

The prestigious Mains of Taymouth Estate in Kenmore, Scotland, where luxury living meets natural beauty. Situated amidst the breathtaking scenery of Highland Perthshire, this exceptional estate offers an idyllic setting and a truly desirable lifestyle. Kenmore is a picturesque village located at the eastern end of Loch Tay, renowned for its stunning landscapes and charming community. At the heart of this village, you will find the Mains of Taymouth Estate, a haven for those seeking a combination of tranquillity, outdoor pursuits, and modern amenities.





The holiday site itself presents a wealth of activities and amenities, ensuring that every day is filled with adventure and relaxation. Indulge in the onsite facilities, which include the golf course, the courtyard bar and Brasserie, and the courtyard shop and delicatessen. There are also E.on electric car charging points. Immerse yourself in the beauty of nature, taking advantage of picturesque walking trails or engaging in outdoor sports and recreational activities. The estate also features a prestigious golf course, providing an exceptional experience for avid golfers amidst the stunning Scottish scenery. With an array of amenities at your fingertips, there is something for everyone to enjoy.

The estate spans over 120 acres of meticulously maintained grounds, showcasing manicured gardens, rolling lawns, and majestic woodlands. Its privileged location offers unrivalled views of the surrounding mountains, Loch Tay, and the River Tay, creating a captivating backdrop for residents and visitors alike. Outdoor enthusiasts will be enthralled by the wealth of activities available, ranging from scenic walks and cycling trails to fishing on Loch Tay and nearby rivers. The estate offers direct access to the surrounding countryside, where breathtaking hikes and wildlife encounters await. For water sports enthusiasts, Loch Tay provides a playground for boating, sailing, and kayaking. In addition to its natural beauty and recreational opportunities, the Mains of Taymouth Estate offers a range of luxurious accommodation options. From elegant lodges and cottages to stunning townhouses and apartments, there is a property to suit every lifestyle and preference. Immerse yourself in the tranquility of this exclusive estate, where privacy, security, and exceptional amenities combine to create an unparalleled living experience.

Just a short drive away, the vibrant town of Aberfeldy provides a range of amenities, including shops, restaurants, and cultural attractions. The area is also renowned for its whisky distilleries, offering a taste of Scotland's famed spirit.



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