



*Charming period home in an enchanting highland setting,
a stone's throw from Loch Tay and the Falls of Acharn*



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McEwan Fraser Legal is delighted to present this truly captivating character property, set in one of Highland Perthshire's most magical and scenic locations. Picture-book pretty and steeped in traditional charm, this home offers a rare opportunity to own a slice of rural tranquillity just one mile from the renowned Taymouth Village and Resort, and three miles from the majestic Taymouth Castle.

THE LOUNGE



This traditionally built period home is as charming as its surroundings, with a layout that offers flexibility and scope for personalisation. The ground floor comprises a welcoming lounge filled with natural light, a cosy sitting room (which could serve as a third bedroom), a country-style kitchen, and a well-appointed bathroom. Original features blend harmoniously with the rustic setting, evoking the warmth and character expected of a Highland retreat.

THE SITTING ROOM



THE KITCHEN



THE BATHROOM





Upstairs, the home offers two comfortable bedrooms and access to a delightful attic room, ideal as a reading nook, creative studio, or additional guest space. The internal space offers a fantastic canvas for renovation or reconfiguration to suit your lifestyle and vision.

BEDROOM 1



BEDROOM 2 & THE ATTIC



Externally, the garden is nothing short of glorious—rich with colour, peace, and birdsong, it invites you to unwind in the serenity of the surrounding countryside. Whether enjoying a morning coffee among the flowers or an evening sunset with views across the hills, the setting is truly something special.

Moments from the shores of Loch Tay and the breathtaking Falls of Acharn, this location is a haven for nature lovers, walkers, and those looking for a peaceful rural lifestyle with local attractions close at hand.

This is more than a house—it's a home with soul, heart, and limitless potential. Be still my beating heart.

Early viewing is highly recommended to fully appreciate the rare charm and remarkable setting of this Highland gem.

EXTERNALS



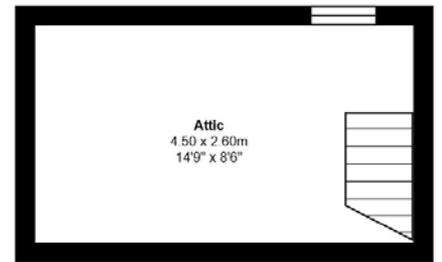
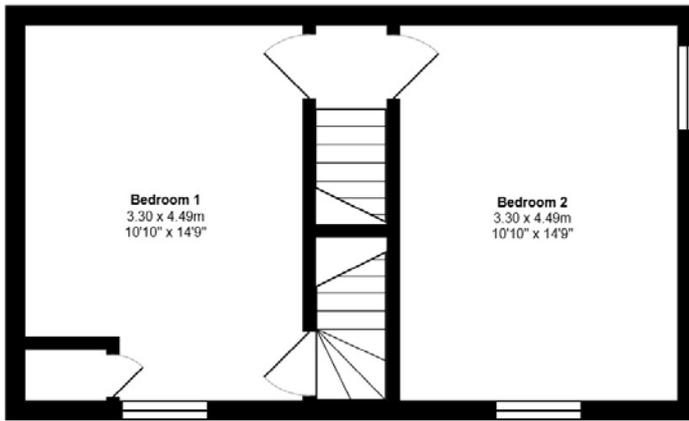
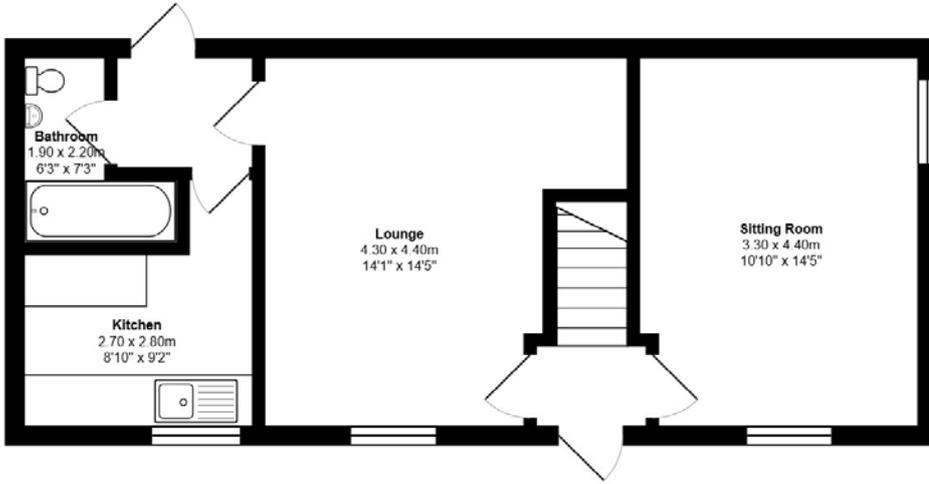
VIEWS



DRONE

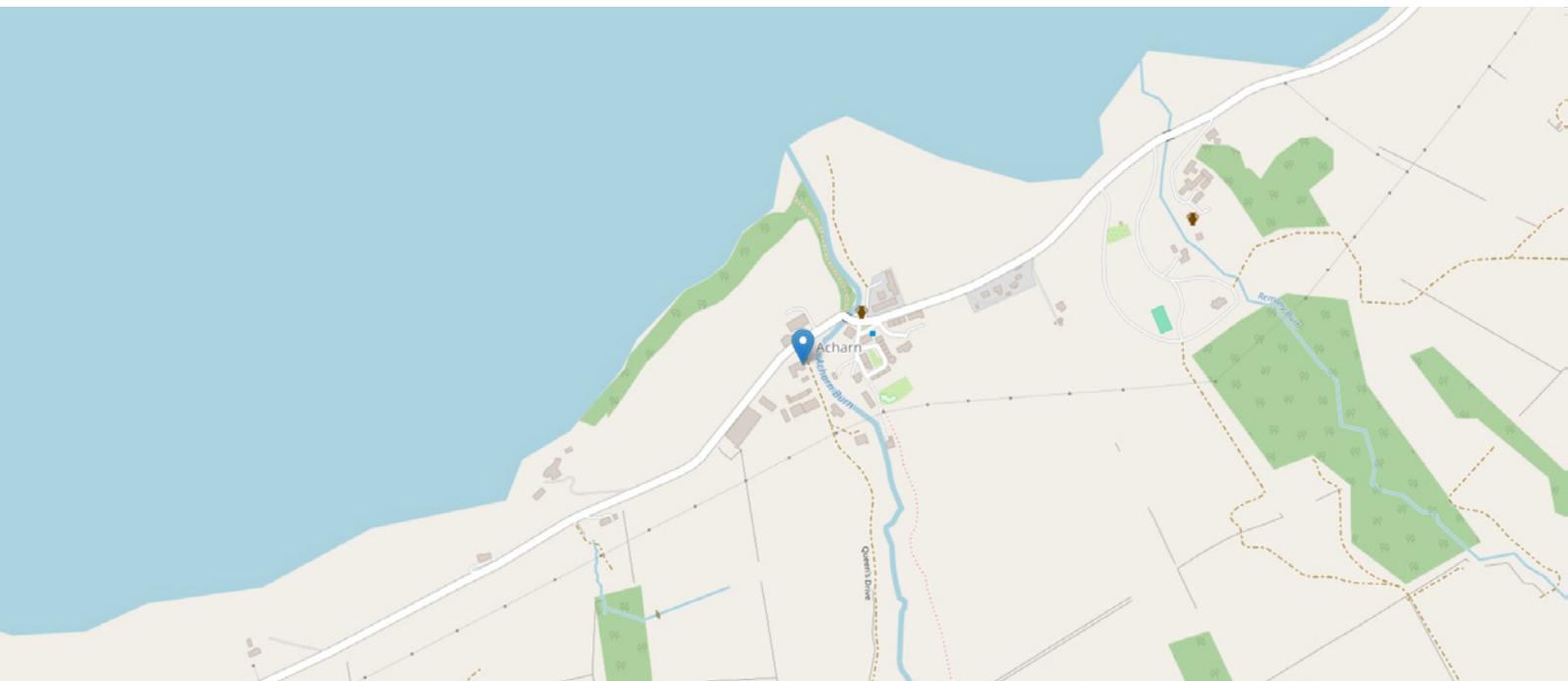


FLOOR PLAN, DIMENSIONS & MAP



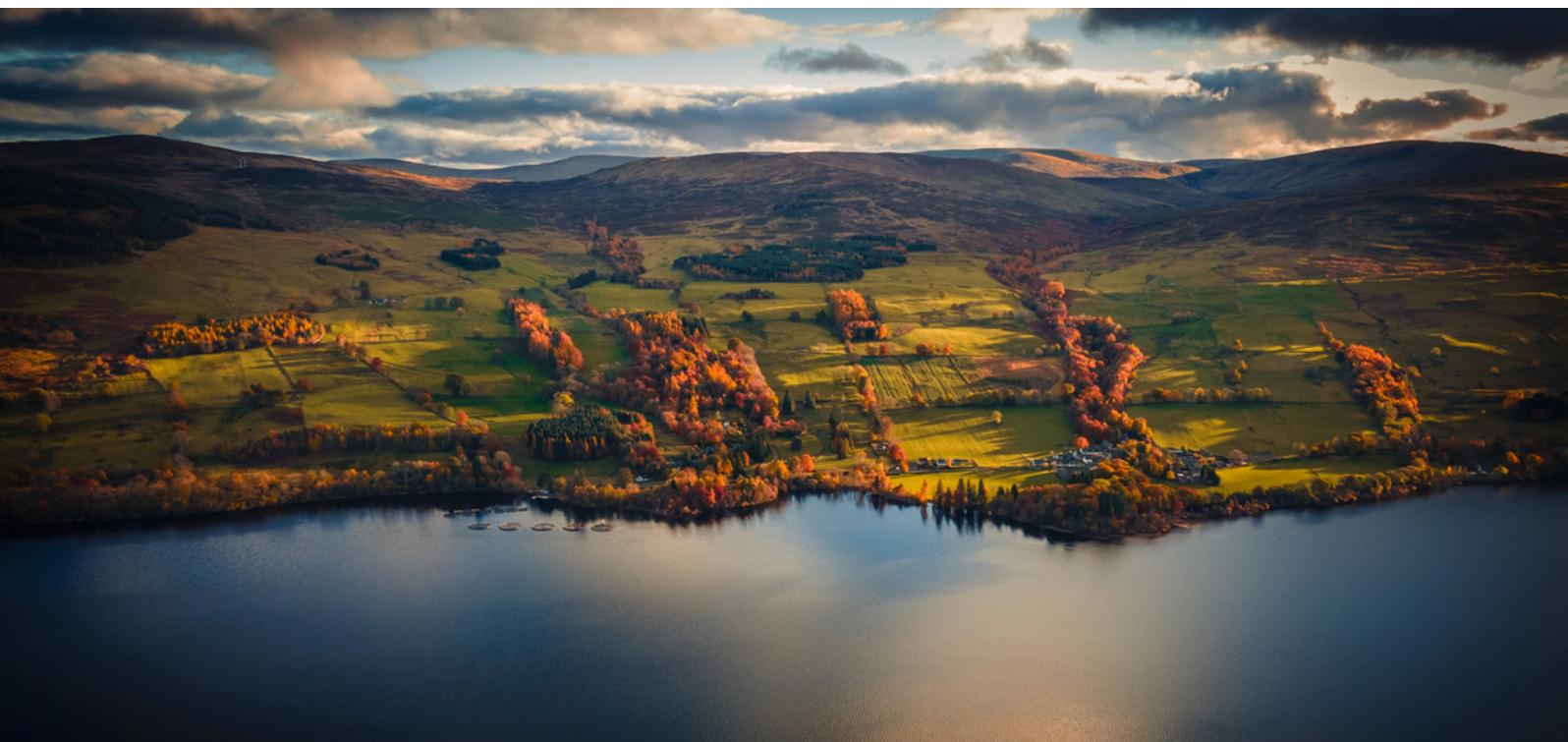
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 82m² | EPC Rating: F



THE LOCATION

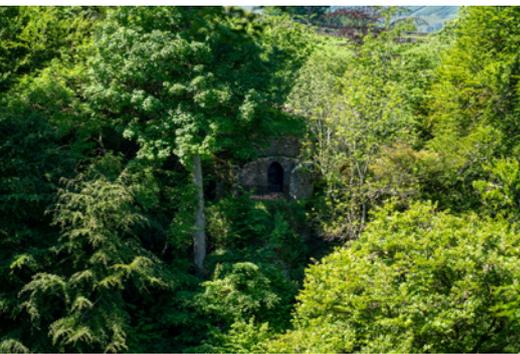
Nestled on the southern banks of Loch Tay, the village of Acharn offers a peaceful and picturesque setting in the heart of Highland Perthshire. Surrounded by dramatic natural beauty, this charming hamlet enjoys breathtaking views across the loch and is just one mile from the popular village of Taymouth and its world-class resort facilities.





Acharn is known for its tranquil atmosphere, scenic walking trails, and close proximity to the famous Falls of Acharn—a stunning woodland waterfall that draws visitors year-round. Whether you enjoy hiking, paddleboarding, cycling, or simply soaking in the serenity of nature, Acharn is an ideal base for outdoor living.

Despite its quiet rural charm, the location offers easy access to nearby amenities in Kenmore and Taymouth, including local shops, cafés, golf courses, and watersports centres. With Loch Tay at your doorstep and Taymouth Castle just a few miles away, Acharn is a hidden gem that captures the essence of Scottish countryside living—peaceful, unspoiled, and truly inviting.



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