A pretty former manse with a panoramic view

Tigh Na Eglaise, Lawers, Aberfeldy, Perthshire, PH15 2PA

Freehold
A pretty former manse with a panoramic view over Loch Tay

2 reception rooms • 5 en suite bedrooms • dining kitchen
boot room • utility room and WC • decked terrace •
Private driveway and neat enclosed garden • EPC = D

Mileages
Aberfeldy 14 miles, Perth
44 miles, Stirling 45 miles,
Glasgow 71 miles, Edinburgh
84 miles

Situation
Tigh na Eglaise is situated in an elevated south facing position beside the little village of Lawers. It has glorious views over farmland, Loch Tay and the hills beyond. Ben Lawers, one of Scotland’s highest munros, rises up behind Tigh na Eglaise and is a National Trust nature reserve on account of its rare plant and wildlife. The pretty lochside villages of Killin and Kenmore are both within 8 miles with local facilities and a selection of shops, hotels and cafés.

Aberfeldy is the nearest main centre offering most essential services, including a medical centre. The town is becoming known for the quality of its independent shops, cafés and restaurants as well as the Birks cinema which screens mainstream films and hosts a variety of community activities. Breadalbane Academy provides nursery to secondary education and its Community Campus with swimming pool, squash courts, gym and climbing wall is available to visitors and residents in the area. Pitlochry (approximately 29 miles) is home to the Festival Theatre, and has a railway station with services north and to Edinburgh and London. Perth is about 44 miles to the south.

Loch Tay is one of Scotland’s largest and best loved lochs being close to some historic villages and attracting visitors from far and wide who come to fish, sail, canoe or to swim off its beach at Kenmore. The area around Loch Tay is known for its dramatic and beautiful landscape offering many other outdoor activities including golf, hill climbing, shooting, stalking or simply walking the many lovely paths that have been created in the area.

Description
Tigh na Eglaise was once the manse to Lawers church. It is an attractive stone and slate building which has been extended over the years, most recently with the addition of a sun room which spans the front of the house and makes the very best of the mesmerising view over Loch Tay. Double doors from both the sitting room and the kitchen connect to the sun room making it very much the focal point of the house. The contemporary kitchen has space for a dining table while the sitting room has a cosier feel with its log burner. The sun room also has plenty of space for comfortable seating and dining. In addition there is
a boot room, WC and utility room on the ground floor.
Tigh na Eglaise has five lovely double bedrooms, each with en suite facilities. One of the bedrooms is on the ground floor and has a shower room while the four bedrooms on the first floor all have bathrooms with showers. The property has been beautifully maintained and is in turnkey condition.

Outside
The garden at Tigh na Eglaise is neat and low maintenance. A short private driveway leads to a gravel area with plenty of space to turn and park on the north side of the house. To the front of the house is a neat lawn enclosed by a picket fence. The highlight of the garden is a large decked terrace accessible from the sun room which provides a lovely space to sit out in good weather. Note: A case of Japanese Knotweed has been chemically treated in the neighbouring garden.

Directions
From Aberfeldy follow the A827 to Kenmore and about 7.5 miles after leaving Kenmore, pass the Lawers Hotel and the entrance to Tigh na Eglaise is shortly after on the left hand side.

GENERAL REMARKS
Viewings Strictly by appointment with Savills – 01738 477525.
Services Mains electricity, oil fired central heating, private water and drainage.
Local Authority Perth and Kinross Council

Fixtures & Fittings The washing machine, drier, dishwasher and fridge freezer are included in the sale. The curtains and certain items of furniture may be available by separate negotiation.

Servitude rights, burdens and wayleaves The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.
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Ground Floor

Dining Kitchen 5.82 x 4.47
19'1" x 14'8"

Sitting Room 5.97 x 4.47
19'7" x 14'8"

Boot Room

Hall

WC

Utility

Sunroom 9.78 x 3.51
32'1" x 11'8"

First Floor

Bedroom 1 3.76 x 3.51
12'4" x 11'6"

Ensuite Shower Room

Bedroom 2 4.47 x 3.07
14'8" x 10'1"

Ensuite Bathroom

Bedroom 3 4.70 x 4.47
15'5" x 14'8"

Ensuite Bathroom

Bedroom 4 4.06 x 3.84
13'4" x 12'7"

Ensuite Bathroom

Bedroom 5 4.06 x 3.86
13'4" x 12'8"

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