



TAYMOUTH MARINA | KENMORE | PERTHSHIRE



**RETTIE**





# Taymouth Marina

## KENMORE

## PERTHSHIRE



An exclusive waterfront development, of immaculate and award-winning, architect designed properties, with exceptional views over Loch Tay and the surrounding Highland Scenery.

Coveting an enviable position above the shore of the Loch and within walking distance of Kenmore's amenities, the development enjoys the unique benefit of the superlative facilities at Taymouth Marina.

*Taymouth* Marina 'Come to the view'





### Situation

Set amidst a dramatic and unspoiled landscape, Kenmore is a long-established destination for outdoor enthusiasts, as well as those seeking a serene, yet accessible, getaway in the Scottish Highlands.

A charming conservation village, situated on the Eastern periphery of Loch Tay, it has earned regional renown and offers a range of amenities, including a local store, the Kenmore Hotel and facilities at the Mains of Taymouth Estate and Taymouth Marina itself.

The pristine upland scenery which abounds Loch Tay is revered for its natural beauty, with the infamous Ben Lawers looming over the Northern shore, much of which is designated as a National Nature Reserve. There are a plethora of footpaths, mountain biking trails and bridle tracks to explore the area, many of which are within easy reach of Taymouth Marina.

Loch Tay and outlying rivers support local fishing and Kenmore itself hosts a popular ceremony, opening the salmon fishing on the loch, in January of each year. There is a local golf course at Mains of Taymouth and another.

Most notably, Kenmore is home to the Scottish Crannog Centre, which features a unique reconstruction of the iron-age dwellings which were excavated from the Loch. Sharing the Southern shore of the Loch with Taymouth Marina, this site of unique historical interest is within view of the properties at the development.

Despite its idyllic rural position in the Scottish Highlands, Kenmore and specifically, Taymouth Marina, are remarkably accessible. Loch Tay's central position in Scotland, almost half way between the East and West coasts, means that popular locations such as Perth, Stirling, Pitlochry, Oban, Glen Coe and Fort William are within comfortable reachable distance. The nearby A84 and A9 feed into Scotland's main motorway network, which connects to both Edinburgh and Glasgow. Both cities offer airports which can be accessed from Kenmore in under two hours.





### Taymouth Marina

Taymouth Marina offers a range of modern, beautifully finished apartments, located on the banks of one of Scotland's most charming lochs. The Marina itself provides a range of complimenting services and activities from an outdoor bar with Lochside views, firepit an award winning Hot Box spa, and facilities this season including a new steam room (Steam Box), solarium, treatment room and external Spa pool along with covered seating area. There is complimentary and preferential rates subject to terms and conditions which can be supplied by the agents or via Taymouth Marina.

The Marina Basin provides opportunities for water sports with equipment hire and berthing provisions for boats and pleasure craft with preferential rates for owners.

Catering is provided via The Cakebox, a new addition to the site which sees a former cottage transformed into a café and venue, with its sweeping Lochside views it has to be the best place for your morning coffee.

Taymouth Marina offers a fantastic opportunity to purchase property on the banks of lochtay, and gain a financial and emotional return.



### Lochview

Nestled against the hillside, which rises above the Marina, the properties are the epitome of exceptional contemporary design and specification.

Each individual home been designed with innovation and attention-to-detail by the highly-regarded architectural practice, McKenzie Strickland Associates.

The properties have been specifically conceptualised to share in the advantage of the exquisite natural surroundings, with extensive glazing, large balconies and individual privacy, to preserve the serenity of the setting.

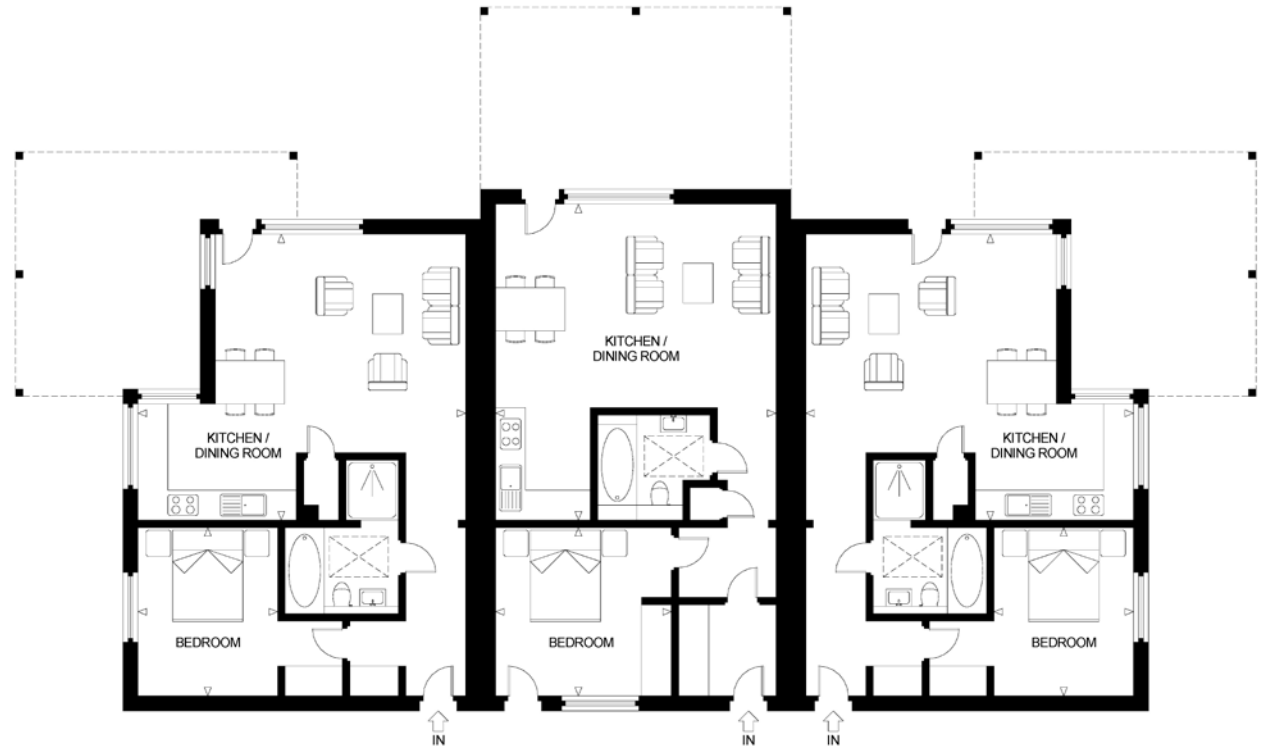
Aptly named Lochview, the outlook is dominated by the resplendent waters of Loch Tay and the impressive valley beyond, with its canopy of mesmerising woodland, of ever-changing colour.







## Garden Level



TAYMOUTH MARINA GARDEN LEVEL  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
Copyright © exposure  
[www.photographyandfloorplans.co.uk](http://www.photographyandfloorplans.co.uk)



## Ground Floor Level



TAYMOUTH MARINA GROUND LEVEL  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

Copyright © exposure  
[www.photographyandfloorplans.co.uk](http://www.photographyandfloorplans.co.uk)



## First Floor Level



TAYMOUTH MARINA FIRST FLOOR  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

Copyright © exposure  
[www.photographyandfloorplans.co.uk](http://www.photographyandfloorplans.co.uk)



# Specification

## Externally

- Finished in a combination of smooth render and stained cladding.
- Standing seam metal roof with overhanging timber eaves.
- Timber decked balcony and terrace, finished with galvanised balustrading and handrails with glass inserts.
- Timber privacy screens between adjacent properties.

## Internally

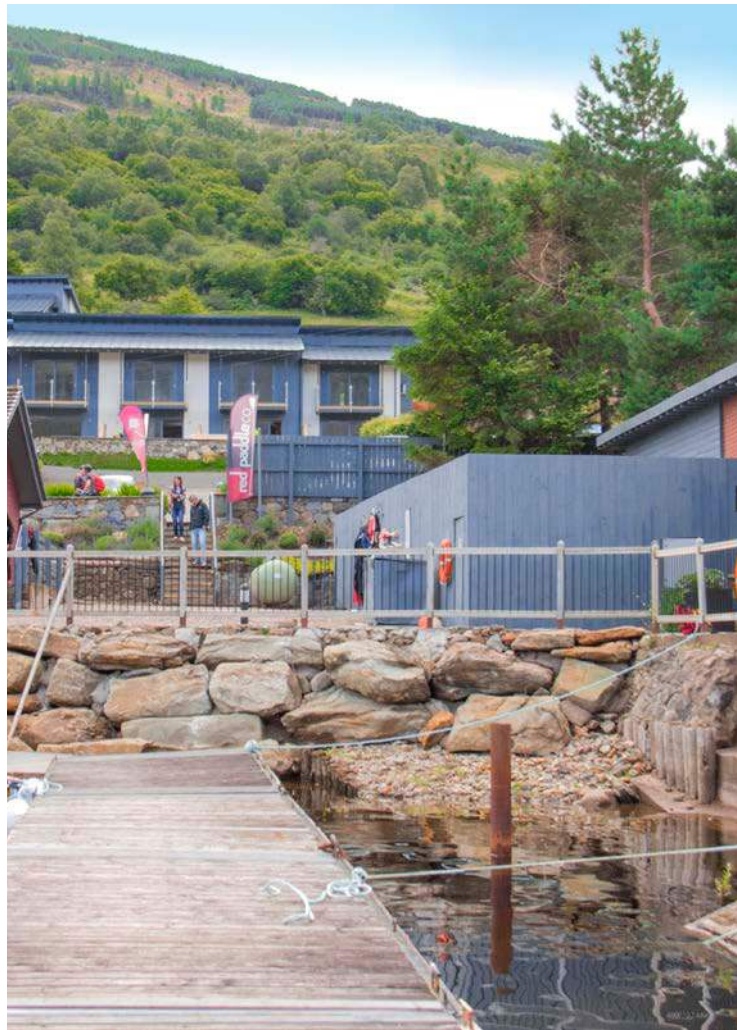
- Engineered oak flooring throughout entire flat including bedroom, hall and vestibule.
- Oak finished interior doors.
- Contemporary Kitchen, finished with granite surfaces and modern integrated appliances.
- Tiled flooring to bathroom.
- Bedrooms all with fitted wardrobes.
- Stylish bathroom, ensembles, and WC, with contemporary sanitary ware and fixtures throughout, and tiling to floors and the walls adjacent to wet areas.
- Modern triple glazed timber windows.
- High efficiency LPG central heating system.
- Timber external high security doors.
- Low energy light fittings.











## GENERAL REMARKS AND INFORMATION

### SAP

Lochview properties: SAP – B

### Special Note

The images of The Hot Box and Fire Pit are not included in the sale. Purchasers of Lochview properties do not have ownership of the facilities, however, residents are offered reduced annual membership.

The brochure and images within incorporate computer-generated imagery. CGI's and plans depict only certain parts of the property. Nothing within the particulars shall be deemed to be statement as to the structural condition, nor working order of services and appliances.

Architectural details and elevation treatments, including window styles and positions, may vary. All dimensions are approximate. Taymouth Marina Limited, in conjunction with McKenzie Strickland Associates continually, review the specification of the product and reserve the right to amend it.

Photographs are of properties within the development but not of the properties for sale.

### Attic Mezzanine

There is attic mezzanine, with restricted ceiling height on Lochview apartments 12, 13, and 14.

### Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH15 2HW

### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

### Local Authorities

Perth & Kinross Council, 2 High Street, Perth, PH1 5HH  
Tel: 01738 475 000

### Burdens

The level of the factoring fee will be based on services engaged. Contact the agent for more information.

### Services

Mains water and electricity. Shared private drainage. Shared LPG Gas Tanks.

### Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement and arrangement.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH

### Servitude Rights, Burdens & 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 or not referred to above.



Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites

This property is available on both company's websites as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)

Misrepresentations

- 1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
- 2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
- 3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

- 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

- 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

- 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







**RETTIE**

11 Wemyss Place,  
Edinburgh, EH3 6DH

0131 220 4160

mail@rettie.co.uk

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

