

Old Lawernacroy

Lawers, Aberfeldy, PH15 2PA

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Introduction

A parcel of land extending to approximately 9.73 acres, including a traditionally built shed.

Beautifully positioned on the edge of the village of Lawers, the land enjoys an elevated setting with breathtaking panoramic views across Loch Tay.



The land extends to approximately 9.73 acres of gently sloping grassland, fully enclosed with fencing and accessed via a gated entrance directly off the public road.

Sitting centrally within the plot is a fenced garden area of around 0.4 acres, with a number of mature trees. While the original shrubs and planting remain, they are now significantly overgrown.



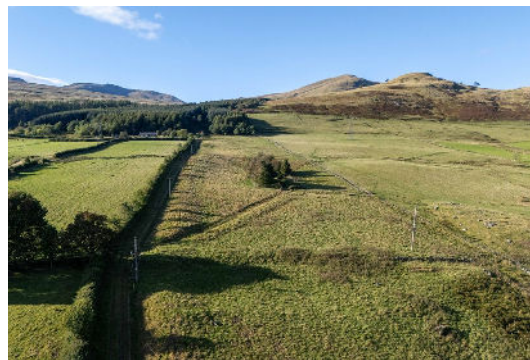
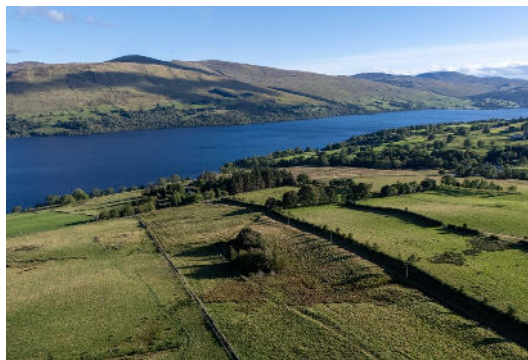
At the heart of the garden stands a traditionally constructed shed, measuring approximately 8m x 5m, with a corrugated tin roof.

There are currently no services to the shed and no applications for Planning Consent have been submitted by the present owners.

An electricity supply is located nearby, and although the shed was previously connected to a private water source, the current status of that connection is unverified.







Location

Old Lawernacroy is beautifully situated on the north shore of Loch Tay, on the edge of the village of Lawers, and at the foot of Ben Lawers, Scotland's 10th highest Munro. The setting is truly spectacular, surrounded by dramatic Highland scenery including mountains, woodlands, and rolling farmland.

Close by is the Ben Lawers Hotel, while everyday amenities can be found in the nearby villages of Killin to the west and Kenmore to the east, both roughly equidistant from the land.

The nearest main town is Aberfeldy, offering a full range of essential services including a medical centre, cottage hospital, banking, veterinary, optician, and a dental practice. The town also has a variety of quality independent shops and is home to the highly regarded Breadalbane Community Campus, providing schooling from nursery through to sixth year secondary. The Birks Cinema is a community hub combining a café and bar with the cinema.

Further afield, Pitlochry is only 22 miles away and offers additional amenities, including the renowned Festival Theatre and a mainline railway station. The vibrant county town of Perth, with its extensive shopping, cultural attractions, and transport links, lies around 43 miles to the south.



Plans

9.73 acres (3.94 ha)



Details

Local Authority

Perth & Kinross Council

Tenure

Freehold

Services & Additional Information

Directions:

From Kenmore, travel southwest on the A827. After about 7 miles, as you approach the village of Lawers, then gated entrance to the land is on the right immediately after the 40 mph speed restriction sign.

When travelling from Killin, follow the A827 for about 8.8. miles and as you leave Lawers village, the entrance is on the left.

For viewers using the 'what3words' app, the gated entrance is at `///pirates.ladders.wobbles`

Services:

An electricity supply is located nearby, and although the shed was previously connected to a private water source, the current status of that connection is unverified.

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