

Perthshire is famous for its beautiful scenery and offers a superb range of outdoor pursuits – just two reasons so many people like to spend their leisure and holiday time there.

If you are looking to put down permanent roots in the area, or are perhaps considering buying a holiday home there, then a visit to a luxury residential development called Balloch Park is a must.

Situated on the 120-acre Mains of Taymouth Country Estate and Golf Course in Kenmore, Balloch Park has recently opened an outstanding two-bedroom showhome within the first phase of the luxury gated residential development.

It showcases the quality and high finish of the 16 country lodge-style properties which are currently for sale within the first phase of this two and three-bedroom development. These prime plots overlook the river with direct access on to Drummond Hill with its network of paths and trails for walking, cycling and horse trekking.

Styled by Fern MacPherson Architects, the showhome boasts sumptuous interiors and furnishings with a mix of contemporary styles blended with a traditional country feel that's based on a palette of warm neutral colours and tones. The aim is to promote a relaxed ambience combined with low-cost luxury living.

All properties are south-facing with patio doors leading from the open-plan lounge and dining area.



Balloch Park, Kenmore

Luxury country showhome opens at Balloch Park

They are also environmentally efficient with fully integrated state-of-the-art kitchens with separate utility rooms, all bedrooms with full en-suite facilities, light and airy Velux windows, a separate family bathroom, full double glazing and central heating as well as external store, parking for four cars and extensive lawn area all round.

Prices range from £165,000 to £200,000 for two-bedroom or three-bedroom country homes. A total of 38 country lodge-style homes are being built by D Menzies & Partners in this private sheltered glade on the

banks of the River Tay and only a mile from the village of Kenmore, which has a strong community feel with lots of events and societies, its own hotel, boat yard, church and post office.

Home owners will benefit from all the natural beauty of the Perthshire countryside while Balloch Park features sympathetic landscaping with a community orchard all adding to the development's appeal.

The five-star Mains of Taymouth Country Estate and Golf Course, which is adjacent to Balloch Park, is home to an award-winning

nine-hole golf course, the Courtyard Restaurant and Brasserie, delicatessen, riding stables, trekking centre and all-weather school, which can all be enjoyed by home-owners.

Robin Menzies, owner of the Mains of Taymouth Country Estate and Golf Course, and director of D Menzies & Partners, said: "We have an established reputation in the luxury self-catering and holiday-home market so this was a natural progression for us to develop permanent homes within the estate grounds. Balloch Park has been sympathetically designed to suit the location

and we've been pleased with the response from many home owners with an interest in the active outdoors and those in their 50s or more looking to downsize to a smaller country retreat and those wanting to invest in a second home.

"These residential properties are also exempt from the standard stipulations with a property purchase including rates and stamp duty as although you own the house, you're buying into a 99-year lease."

Simon Wigglesworth, chartered financial planner at Cornerstone Asset Management, said: "Opting for

a purchase like this is as much a lifestyle choice as an investment decision and is pretty attractive at a time of low interest rates and Brexit uncertainty when the pound is weak. Whereby many downsizers in retirement or families looking for a getaway home might have considered a move abroad, you're now more likely to get more for your money in the domestic property market."

The showhome is open daily from 9am-5pm and viewing is by appointment.

Contact: www.ballochpark.co.uk or 01887 830226.



The Balloch Park showhome lounge

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