



17 CLUNY CRESCENT
ABERFELDY, PERTHSHIRE, PH15 2FL



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Irving Geddes are delighted to offer for sale this immaculately presented, four bedroom contemporary villa, enjoying an enviable setting within a modern development in the ever popular Perthshire town of Aberfeldy. Sitting within attractive gardens in an elevated position towards the end of a cul-de-sac, the property boasts spacious and bright accommodation over two floors. The generously sized layout comprises on the ground floor; VESTIBULE with under-stair storage, HALLWAY open to a superb open-plan DINING KITCHEN & LOUNGE, providing access to the front & rear (integrated mains gas fire, built in book shelves and display cabinet, kitchen with hob, oven, further oven with microwave, fridge freezer, dishwasher, Quooker boiling tap), fully-fitted UTILITY ROOM (with free standing washing machine/dryer) with door to garden, TWO DOUBLE BEDROOMS, & FAMILY BATHROOM with bath and separate shower. On the first floor there are 2 further generously sized DOUBLE BEDROOMS, each enjoying a lovely aspect, SHOWER ROOM and spacious LANDING.

Externally there are large garden grounds, the front with an area of lawn & ample private parking to a detached tandem-style double garage (EV charge point). There are three paved patios within the fully-enclosed rear garden, from which to enjoy the beautiful open outlook over the bordering fields, a large area of lawn and mature planted beds.

The property is double glazed throughout & warmed by gas fired under-floor heating on the ground floor, with radiators on the upper. There is a large section of solar panels and the property benefits from professional consultants certification until May 2025.

An individual home in true move-in condition, enjoying a prime elevated location in one of Perthshire's most sought-after towns. Likely to be a most welcome addition to the market, early viewing is advised.

17 Cluny is ideally located, with a short walk to the modern community campus offering infant to secondary schooling, library, swimming pool & sports facilities. A walk or short drive into numerous independent shops, restaurants, hotels and cinema. Those interested in outdoor pursuits are well catered for with a large public park, cricket ground, tennis & bowls club, golf course & woodland walks. Loch Tay is 6 miles away & there are numerous mountain walks within close proximity.

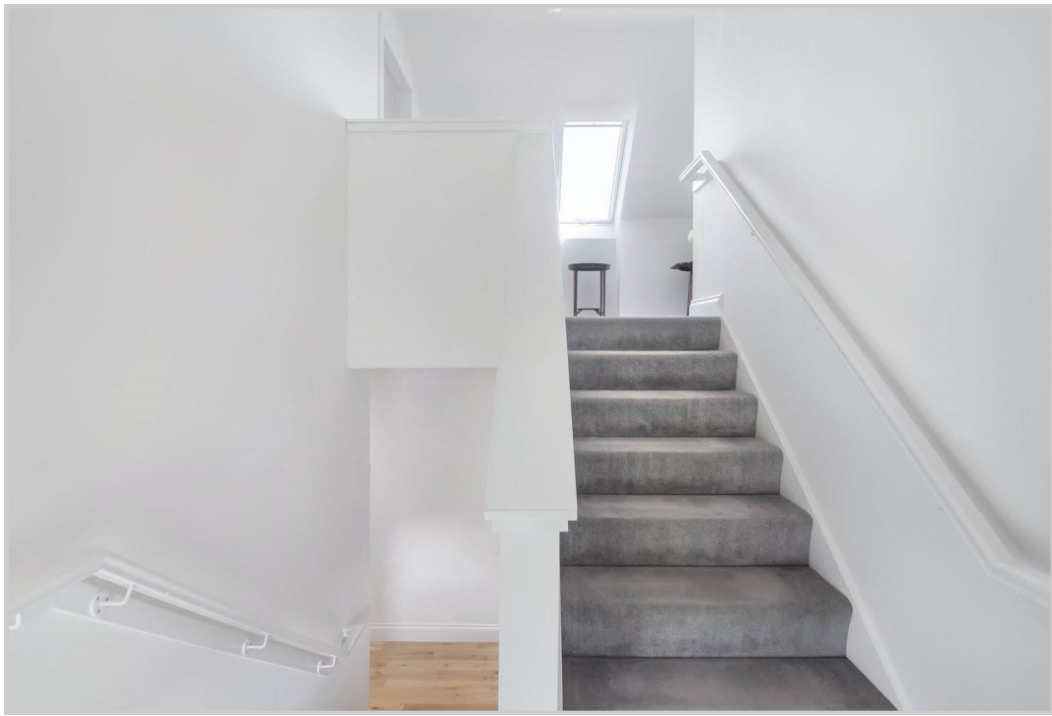










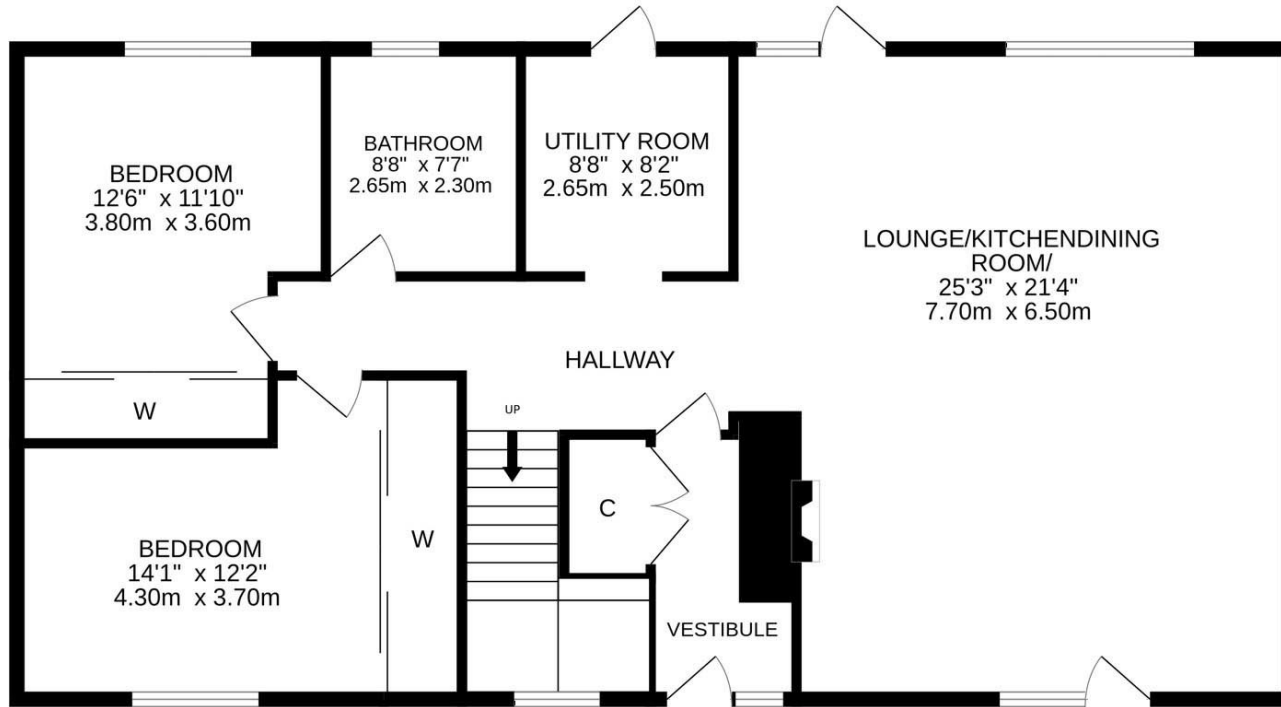




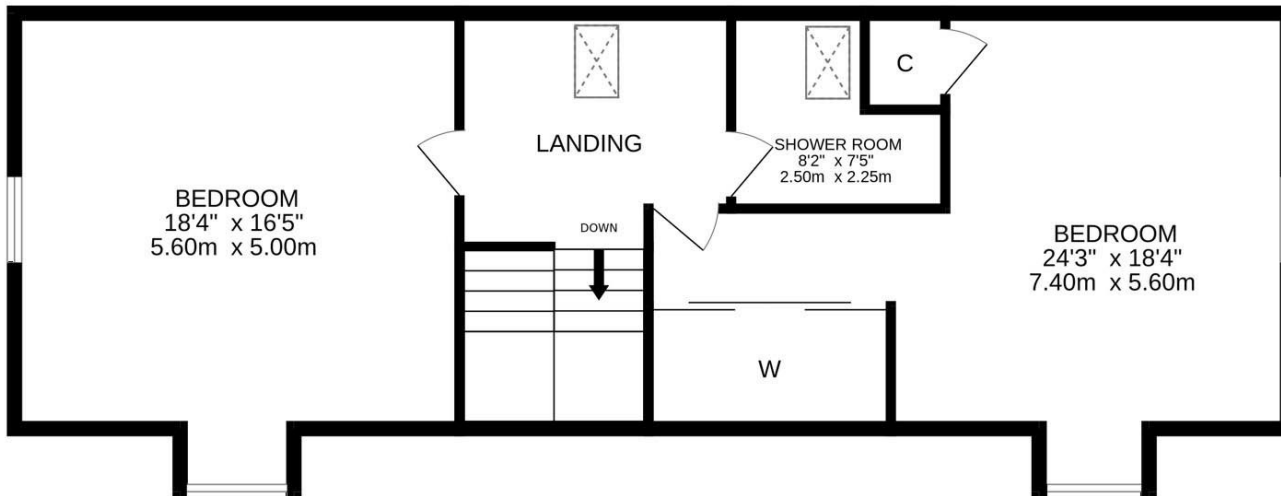




GROUND FLOOR



1ST FLOOR



Energy Rating Rated 'B' Council Tax Band 'G'

Services Mains Water, Drainage, Electric & Gas.

Viewing Strictly by appointment through the agent.

Video Tour

<https://my.matterport.com/show/?m=SAFHA4Zkpk>



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