

21 TAYSIDE CRESCENT
ABERFELDY, PH15 2AR

IrvingGeddes
W.S. • Solicitors • Estate Agents



Irving Geddes are delighted to offer for sale this very well presented 2 bedroom end-terrace villa enjoying a quiet cul-de-sac location & a tremendous open outlook to the rear, set within a popular residential area of Aberfeldy. The property enjoys private front and rear gardens and is offered in move-in condition.

The layout is set over 2 floors & comprises on the ground floor; wide HALL with stairs to upper floor & study/storage space below, large LOUNGE and DINING KITCHEN with ample storage, attractive outlook and door to rear garden. There is a landing with storage, SHOWER ROOM, & 2 generous DOUBLE BEDROOMS on the upper floor. There are private easily maintained & fully enclosed garden grounds to the front and rear, laid with gravel & paving, with timber shed. The rear has a most pleasant aspect over Aberfeldy Golf Course, to the hills beyond. Warmed by gas central heating & double glazed throughout. The property has unrestricted on street parking to the front.

No.21 enjoys an enviable location and is a property likely to have broad appeal, early viewing is advised.

Ideally located with easy access to local amenities, a short walk to numerous independent shops, restaurants, hotels and cinema. Aberfeldy has a modern community campus, offering infant to secondary schooling, library, swimming pool and sports facilities. Those interested in outdoor pursuits are well catered for with a large public park & cricket ground, along with tennis & bowls club, golf course & woodland walks. Loch Tay is 6mls away, with numerous mountain & riverside walks within close proximity.

Energy Performance Rated 'bbc' for efficiency. **Council Tax** Band 'B'.

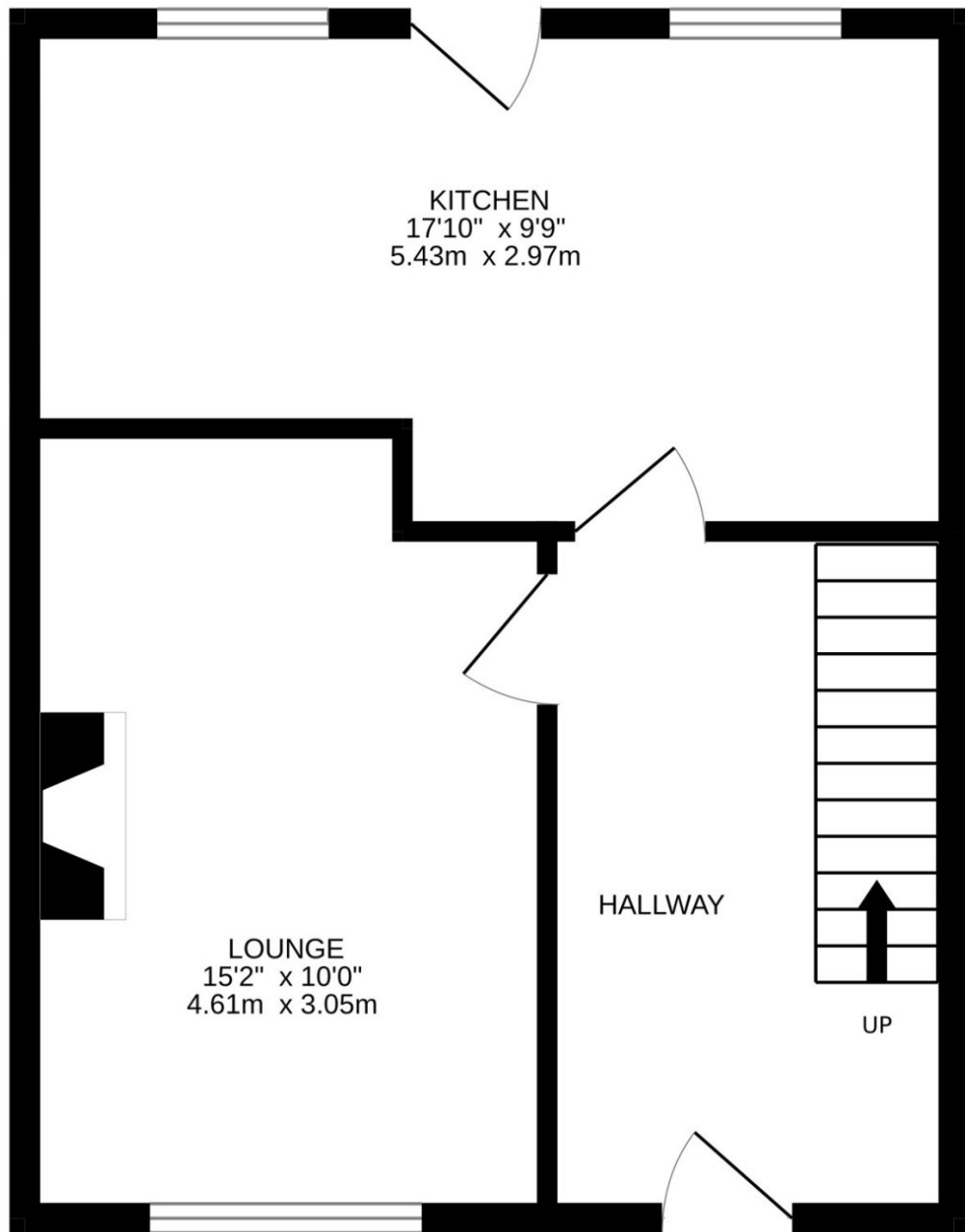
Viewing Strictly by appointment through Irving Geddes - 01887 822722.



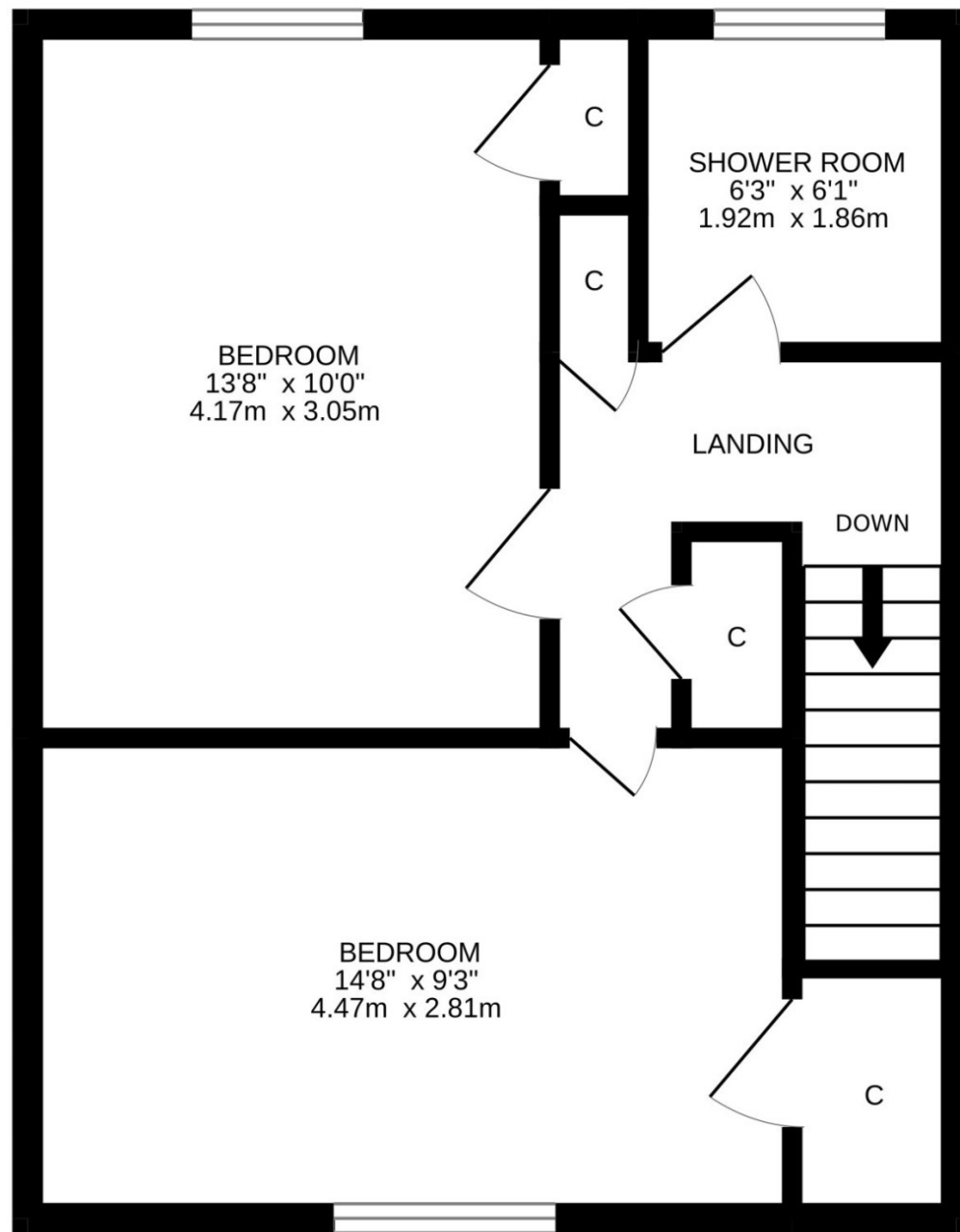








GROUND FLOOR



1ST FLOOR

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.



Crieff

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Comrie

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Aberfeldy

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