

43 CHAPEL STREET
ABERFELDY, PH15 2AS



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Irving Geddes are delighted to offer for sale this charming semi-detached 3 bedroom traditional cottage enjoying a central location and extensive private garden within the popular Perthshire town of Aberfeldy. Set over two floors, the spacious and versatile layout comprises on the ground floor; ENTRANCE HALL with stairs to upper floor, internal L-shaped HALL, dual aspect LOUNGE with wood-burner, an attractive and contemporary DINING KITCHEN, BATHROOM & former KITCHEN to the rear. This room requires refurbishment & would make an ideal BEDROOM or OFFICE. The upper floor comprises a landing with attic hatch, 2 DOUBLE BEDROOMS (master with EN-SUITE W.C.) & SINGLE BEDROOM/STUDY. The property is fully double glazed and has electric storage heating.

The large private fully-enclosed garden lies to the rear of the property. South-west facing with a sizeable lawn, metal/timber store, log store, Wendy house, planted beds & a cottage garden area with poly tunnel & pedestrian access at the rear onto Burnside.

The cottage is in move-in condition with scope for some modernisation. A perfect family home enjoying a prime location in one of Perthshire's most sought after towns.

Aberfeldy has a modern community campus, offering infant to secondary schooling, library, swimming pool & sports facilities is a short distance away, along with a variety of 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 and woodland walks. Loch Tay is 6mls away & there are numerous mountain walks within close proximity.

Energy Performance Rated 'E' **Council Tax** Band 'D'

Viewing Strictly by appointment only.

Video Tour <https://my.matterport.com/show/?m=kovPwZn4D5T>

IrvingGeddes
W.S. • Solicitors • Estate Agents





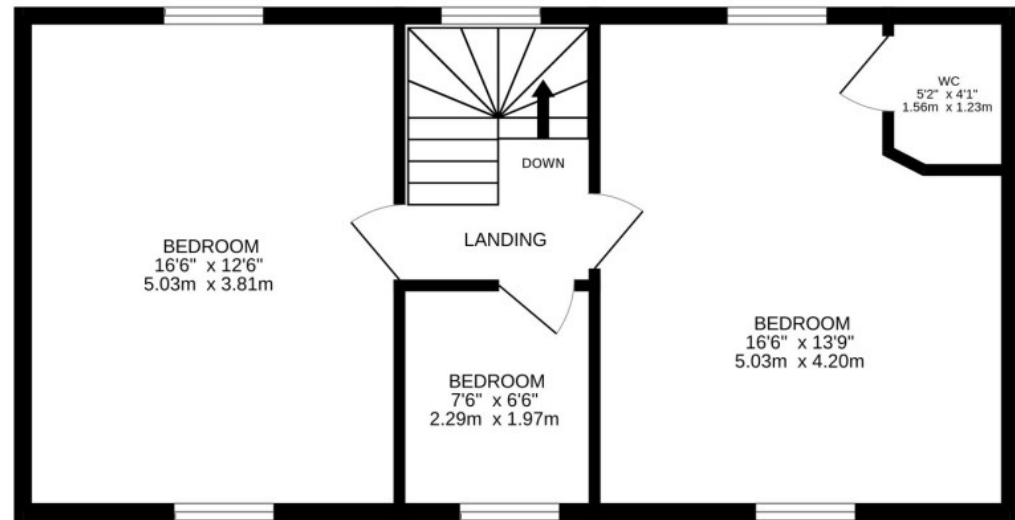
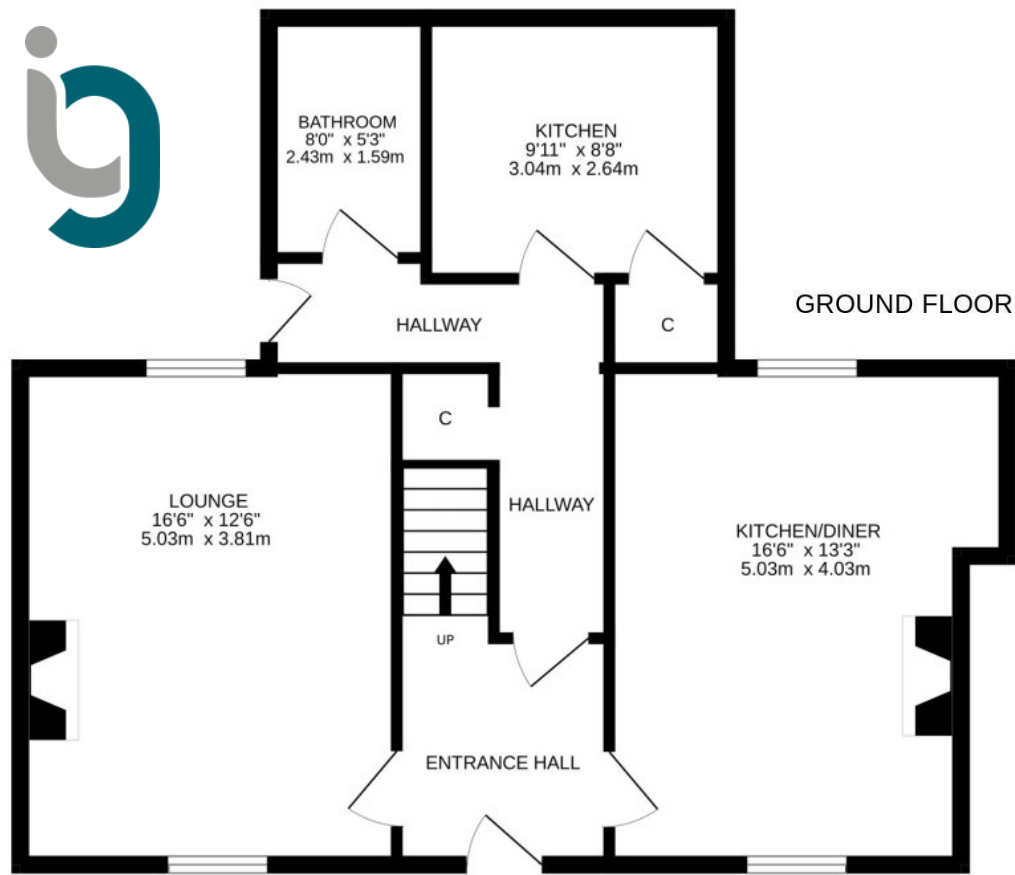








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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