



INGLEWOOD, TAYBRIDGE TERRACE, ABERFELDY, PH15 2BS



IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer onto the market this immaculately presented three bedroom traditional semi-detached villa with a beautiful open outlook & extensive south-west facing garden. Ingelwood boasts an enviable location overlooking parkland and the golf course, on the north edge of the ever popular Perthshire town of Aberfeldy, yet is within easy walking distance of the centre.

The property has been very well maintained and upgraded, and offers accommodation over two floors. The ground floor comprising; PORCH to HALLWAY with under-stairs storage & CLOAKROOM off, LOUNGE with bay window, shelved recess and open fire, a SITTING ROOM lies to the rear, again with storage and open fire, the BREAKFASTING KITCHEN leads to a small rear hall with external door and STUDY/SNUG off, which enjoys an attractive outlook over the garden. There is a skylight and attic hatch on the upper landing, with 2 DOUBLE BEDROOMS, a SINGLE BEDROOM & BATHROOM. The front bedroom has a bay window with tremendous view across the golf course to the hills beyond. The windows are double glazed (new windows fitted in 2019 & 2025) and the property warmed by gas central heating.

A notable feature is the large fully enclosed private garden, extending to c.200ft at the rear. The front laid to lawn and gravel with mature hedge border, a long gravel driveway to the side leads to the single garage. The stunning rear is bordered by attractive stone walling and has an expanse of lawn, gravel patio, mature planting throughout & timber shed.

A most charming, well presented family home with period character, presented in true move-in condition and enjoying a central yet private location in one of Perthshire's most sought-after small towns. Likely to have broad appeal.

Inglewood is ideally located, within a 5min walk of the centre and 10mins to the modern community campus, with infant to secondary schooling, library, swimming pool and sports facilities. There are many independent shops, hotels, restaurants, and a cinema. Those interested in outdoor pursuits are well catered for with a large public park, cricket ground, bowls & tennis club, golf course & woodland walks. Loch Tay is 6miles away & there are many mountain walks within close proximity.



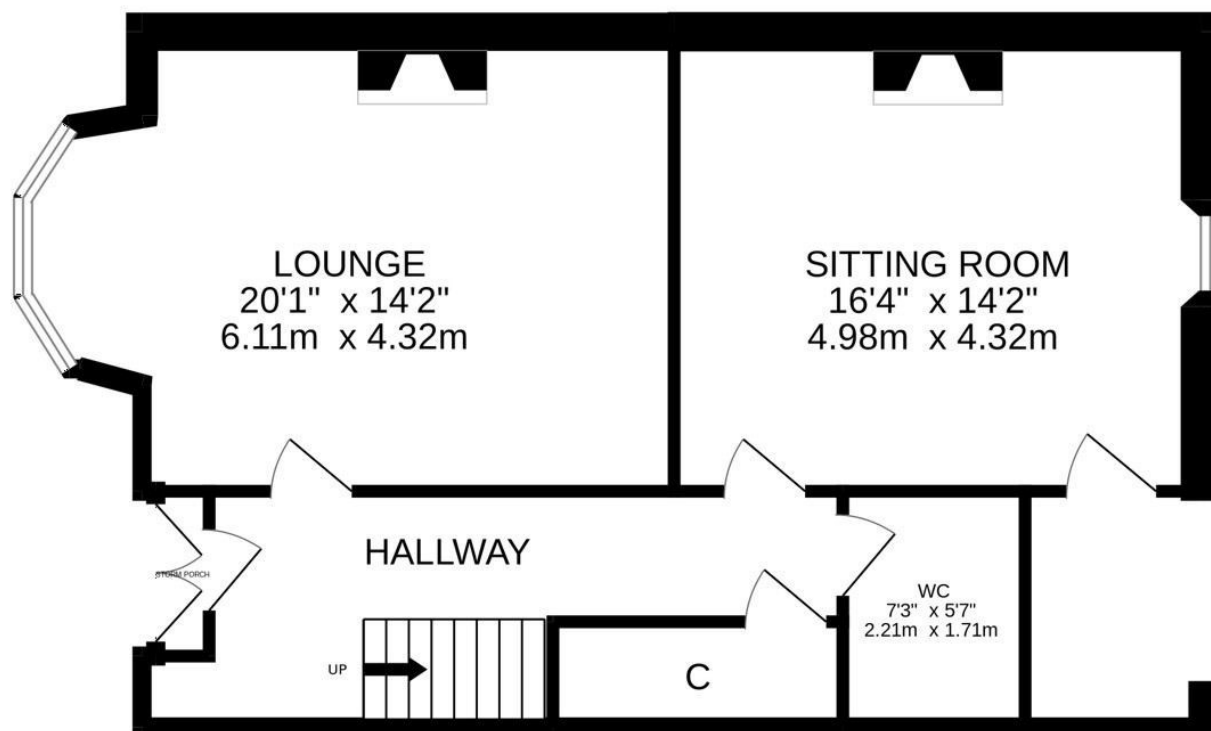
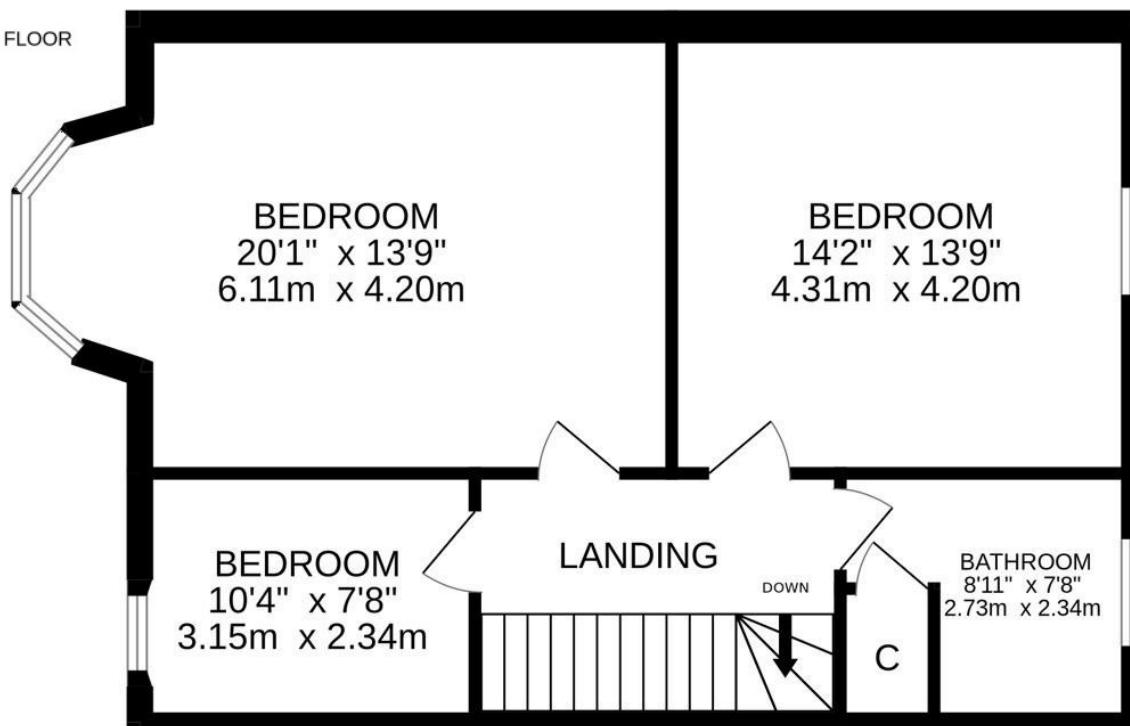








1ST FLOOR



GROUND FLOOR

Video Tour

<https://my.matterport.com/show/?m=79j7WcKpBcx>

Viewing Strictly by appointment through Irving Geddes.

Services Mains electric, gas, water and drainage.

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





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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