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GRIANAN, 1 ALMA AVENUE, ABERFELDY, PH15 2BW

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Irving Geddes are delighted to offer for sale this beautifully presented four bedroom extended semi-detached villa enjoying extensive gardens and a great location close to the Breadalbane Community Campus, in a prime residential area of the ever popular town of Aberfeldy.

Dating from the 1930's, the property has been very well maintained and upgraded, extended in 2018 to create a fantastic family room, bedroom and wet-room at the rear. The accommodation is set over two floors and comprises on the ground floor; ENTRANCE VESTIBULE, HALLWAY with CLOAKROOM off, LOUNGE with bay window, BREAKFASTING KITCHEN open to FAMILY ROOM with bi-fold doors to rear, BEDROOM, UTILITY ROOM and WET-ROOM. There are THREE DOUBLE BEDROOMS & luxury FAMILY BATHROOM on the upper floor. The windows are predominately double glazed and the property is warmed by gas central heating.

A notable feature is the large fully enclosed private garden, extending to c.110ft at the rear. The front laid to lawn, with planted border and long gravel driveway. The stunning rear is fully enclosed and has a large paved patio adjacent to the extension, a sizeable lawn, 'play area' with bark chipping, raised beds and mature planting, Wendy house & large timber shed with lean-to bike store (shed with power & lighting).

A most charming, well presented family home with period character and modern finishes, 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.

Grianan is ideally located, with a 5min walk into the centre and a short stroll to the modern community campus, which has infant to secondary schooling, a library, swimming pool and sports facilities. There are many independent shops, hotels, restaurants, & a cinema in the town & 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 6mls away, with many mountain walks within close proximity.

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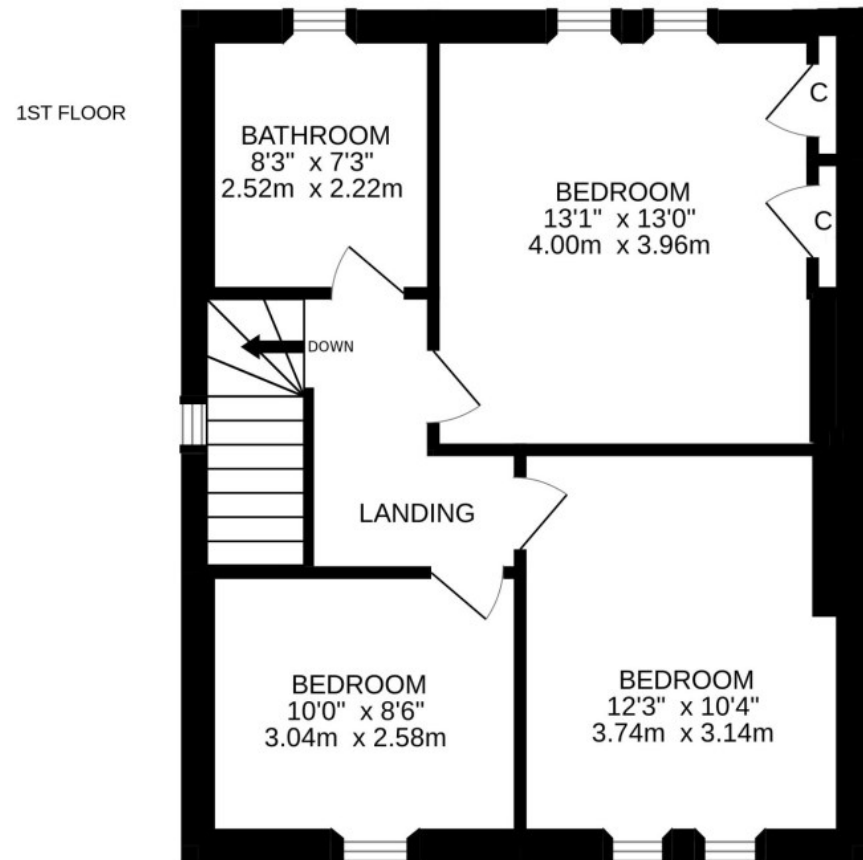
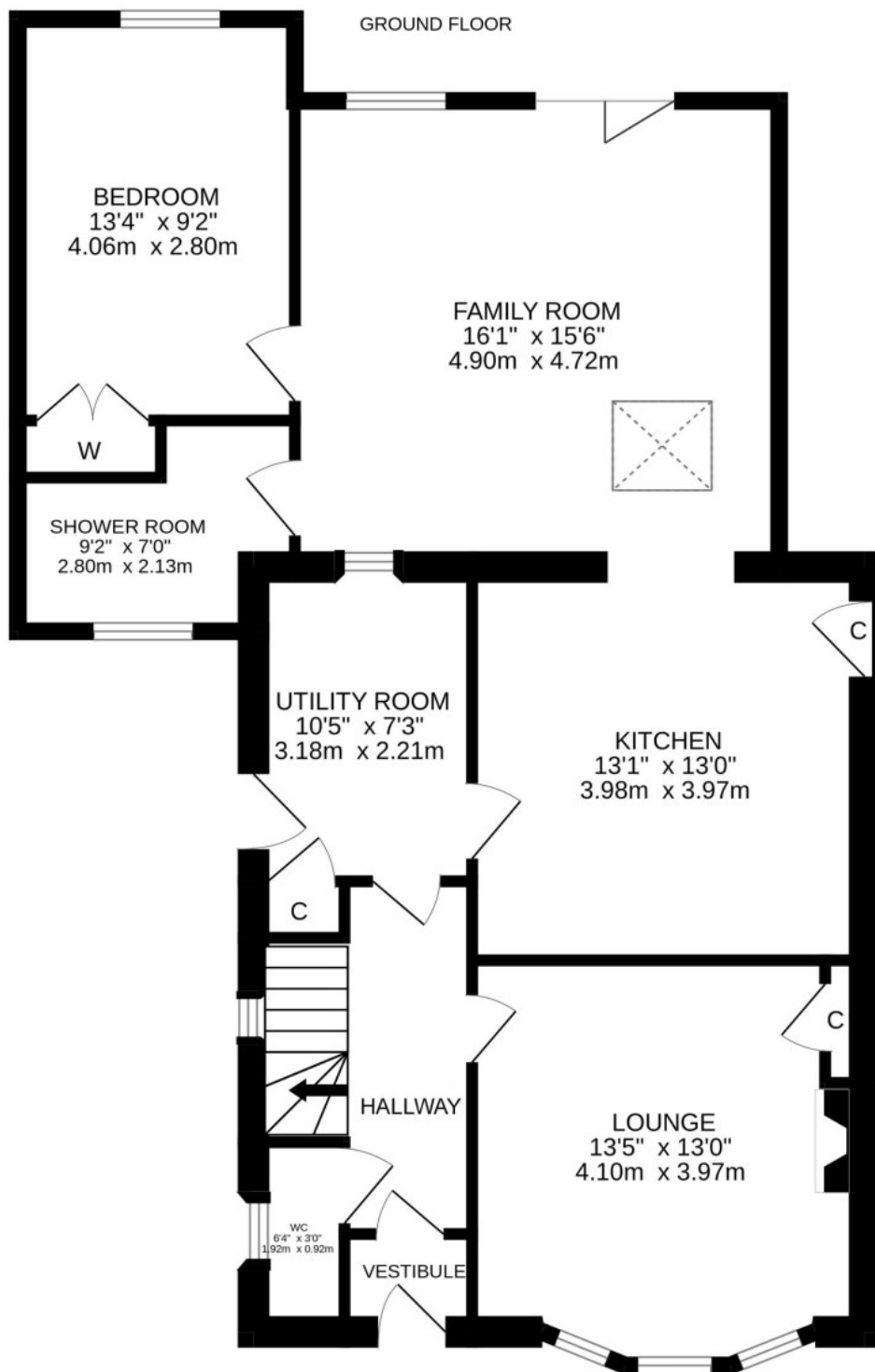












Video Tour <https://my.matterport.com/show/?m=7Y9a9rHN8Y3>

Viewing Strictly by appointment through Irving Geddes.

Services Mains electric, gas, water and drainage.

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

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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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