

2 FISHERS WAY

ABERFELDY, PERTHSHIRE, PH15 2FR



IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this beautifully presented three bedroom link-detached bungalow enjoying a private yet central location within an exclusive modern development in the popular town of Aberfeldy.

Bought as a new-build property in 2022, with a subsequent garage conversion and extension to create a third bedroom, utility room & rear lounge. The very well appointed accommodation comprises; ENTRANCE VESTIBULE, HALLWAY with large storage cupboard, large dual-aspect DINING KITCHEN with vaulted ceiling, UTILITY ROOM, LOUNGE with wood-burning stove, vaulted ceiling, an attractive outlook to the hills, & doors to rear garden, BATHROOM, & THREE DOUBLE BEDROOMS, the master with DRESSING ROOM (plumbed for EN-SUITE installation). Double glazed throughout and warmed by gas central heating.

The private driveway is laid to mono-bloc and the fully enclosed front garden is lawn and gravel, with paved path and timber fence. The rear is fully-enclosed again with walling and timber fencing, providing much privacy. Aluminium shed, timber potting shed, log store, area of lawn with planted border, gravel path and patio area with pleasant views to the hills surrounding Aberfeldy.

A charming, well presented contemporary home in a prime area, presented in true move-in condition and enjoying a central location in one of Perthshire's most sought-after small towns. Ideally located, with a short walk into the centre and along to the golf course and open green spaces.

Aberfeldy has a modern community campus, with 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.

Video Tour <https://my.matterport.com/show/?m=d78dhWeFwVX>

Viewing Strictly by appointment through Irving Geddes.

Services Mains electric, gas, water and drainage.

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

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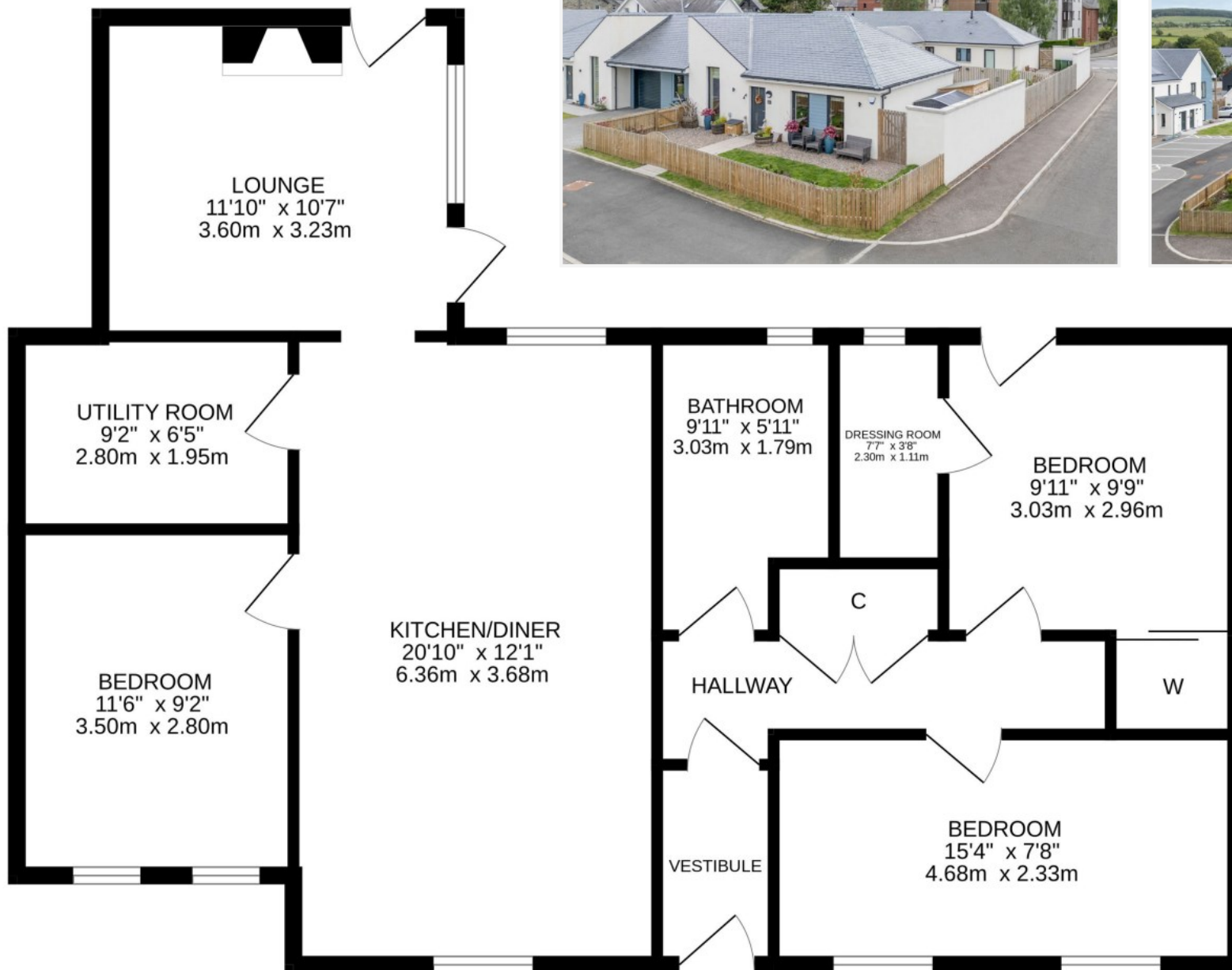














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