



3 ARDBEG. MONESS TERRACE, ABERFELDY, PH15 2AD

Irving Geddes are delighted to offer for sale this beautifully presented, sizeable 3 bedroom ground floor flat occupying part of a handsome period building of privately owned apartments. No.3 enjoys a tremendous open outlook, private parking and gardens, located in a mature residential area close to the centre of the ever popular highland Perthshire town of Aberfeldy.

The spacious apartment has main front & rear door access, & extends to over 100m². The layout comprises; L-shaped HALL, large LOUNGE/DINING ROOM, a most attractive contemporary KITCHEN with rear door, 3 DOUBLE BEDROOMS, and modern luxury BATHROOM with free-standing bath and separate shower.

There is ample parking to the front, along with a private strip of garden ground. This elevated area allows for a most pleasant open aspect. There are areas laid to gravel to the side & rear with a further area of private garden laid to lawn.

3 Ardbeg enjoys an enviable location and is a property offered in true move-in condition. Likely to have broad appeal and 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 6mils away, with numerous mountain & riverside walks within close proximity.

Video Tour <https://my.matterport.com/show/?m=oDa4DiAG45X>

Energy Performance Rated 'C' for efficiency. **Council Tax** Band 'C'.

Viewing Strictly by appointment through Irving Geddes - 01887 822722.



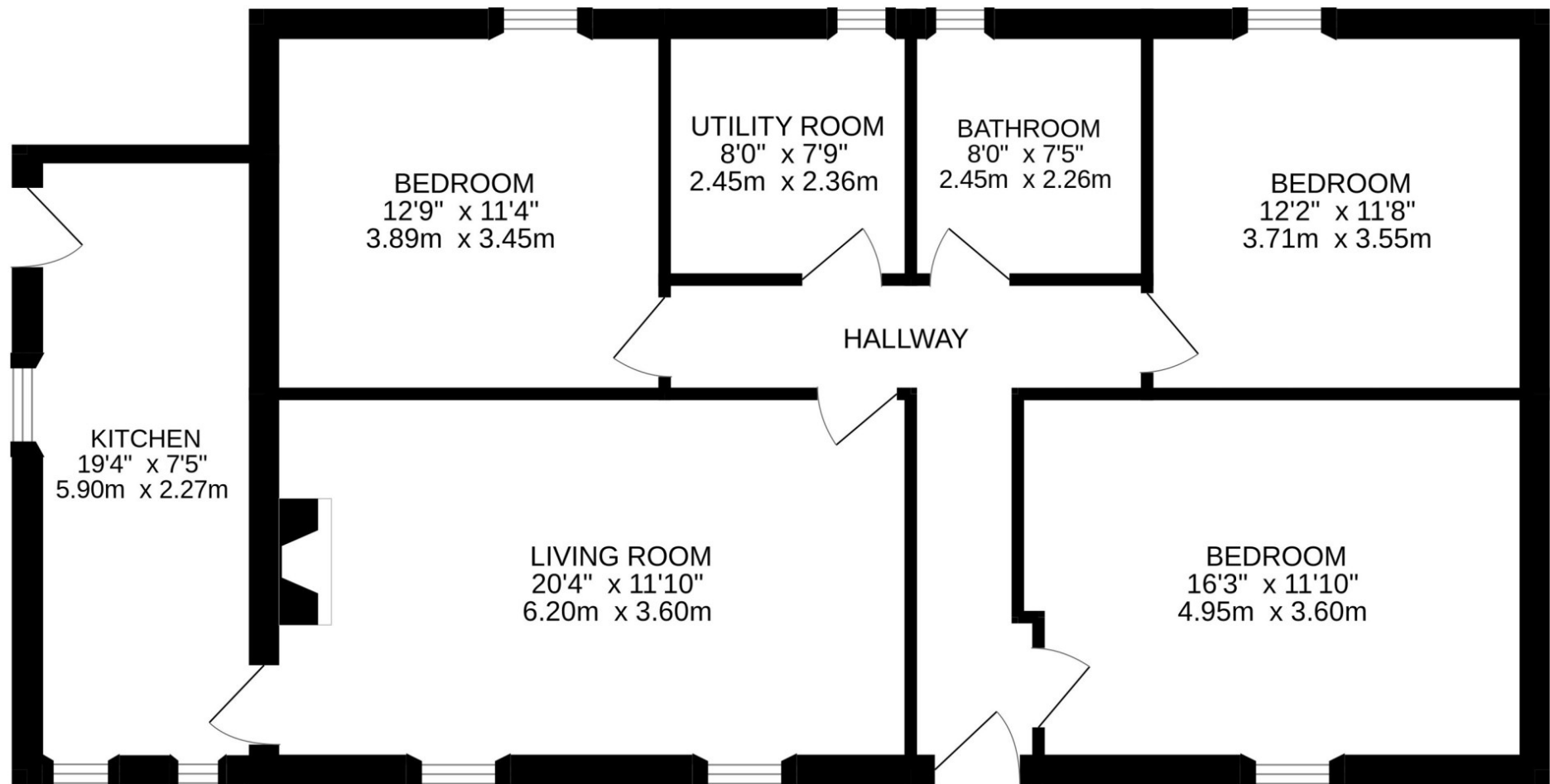








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.





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