



IrvingGeddes
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9 BRAESIDE PARK, ABERFELDY, PH15 2DT



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Irving Geddes are delighted to offer for sale this substantial four/five bedroom detached modern villa enjoying large garden grounds and an enviable location at the head of a quiet cul-de-sac, in the ever popular town of Aberfeldy.

The property offers versatile accommodation over two floors, comprising on the ground floor; ENTRANCE VESTIBULE, HALL with storage & W.C. off, large LOUNGE with patio doors & BEDROOM/SNUG OFF, KITCHEN open to DINING ROOM, UTILITY ROOM with external door, and DOUBLE BEDROOM with EN-SUITE SHOWER ROOM. The first floor LANDING has generous built-in storage, and provides access to a contemporary family BATHROOM and THREE DOUBLE BEDROOMS, two of which are notable in size. A door from one of the upper bedrooms leads to a substantial STORAGE ROOM, located above the double garage. This room may lend itself to 'master suite' development or in conjunction with a part/whole garage conversion, as annex accommodation (subject to permissions).

A notable feature of the property is the large fully enclosed garden. The front has ample private parking on a large gravel driveway with a double integral garage. The attractive rear has a large expanse of lawn with a wooded backdrop & mature planting. Patio doors lead to a raised terrace with steps to a paved patio. A larger south-facing patio/BBQ area is set to the side & there is a charming burn running along the western boundary, with a small wooden bridge leading to gated access onto Moness Avenue

A well presented family home offered in move-in condition and boasting a prime residential location in one of Perthshire's most sought-after small towns. Likely to have broad appeal.

9 Braeside is ideally located, within a 10min walk to the town centre. 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, 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=YZCF5fMbeh6>

Services Mains electric, gas, water and drainage.

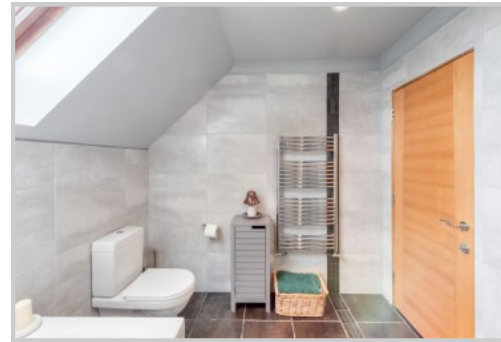
Energy Performance Rated 'C' **Council tax** Band 'G'



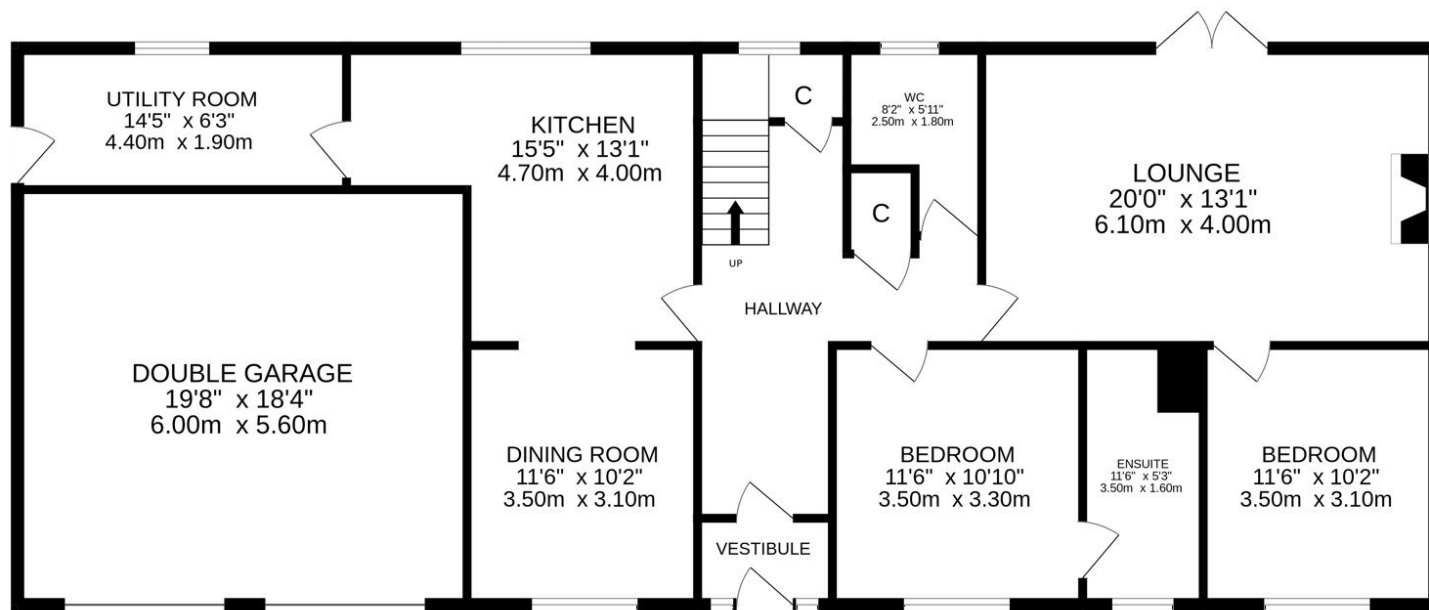




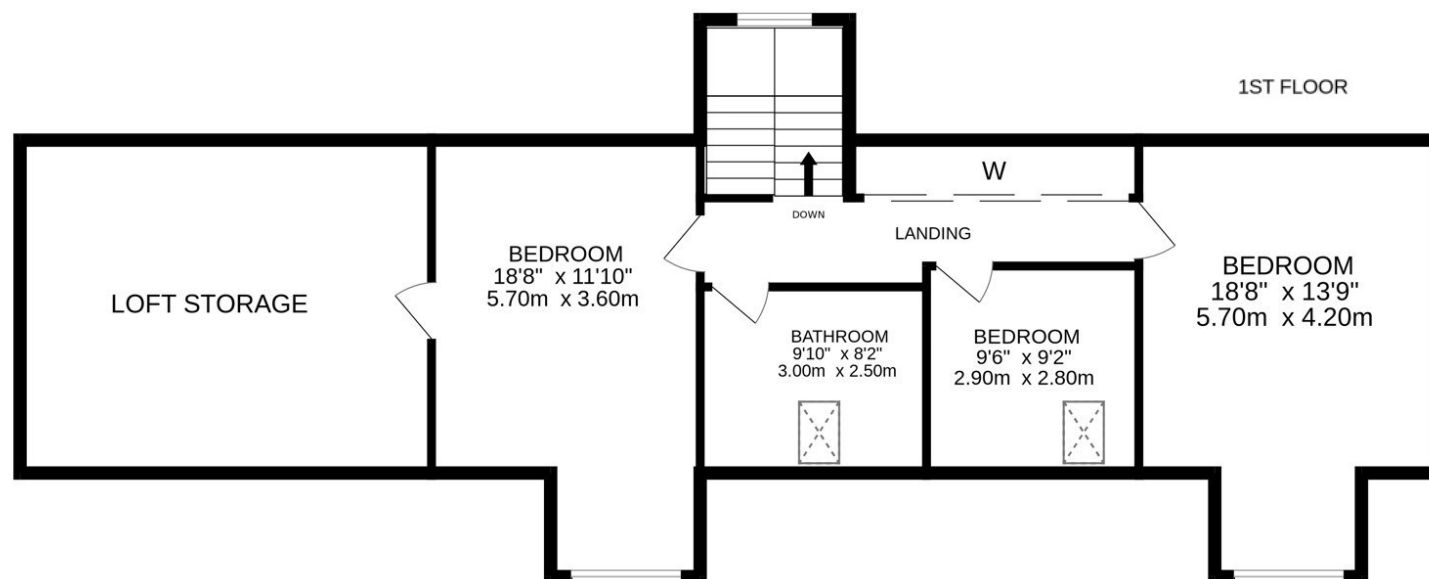








GROUND FLOOR



1ST FLOOR



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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