

MILL BRAE COTTAGE

MILL STREET, ABERFELDY, PH15 2BT





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Irving Geddes are delighted to offer for sale this most charming detached cottage enjoying a central location & beautiful private gardens within the popular Perthshire town of Aberfeldy. An extended barn conversion, the cottage is set over a single floor with much character throughout, the layout comprises; VESTIBULE and HALLWAY with storage, exposed brick, stained glass panel, wood panelling & original flooring, continued into the beautiful LOUNGE with log-burning stove & door to CONSERVATORY, leading to the garden. The fully fitted BREAKFASTING KITCHEN is off the hallway as are TWO DOUBLE BEDROOMS, contemporary BATHROOM, and UTILITY ROOM. The property is fully double glazed and has oil-fired central heating.

The property benefits from private off-street parking & a notable feature is the stunning south-facing garden. Well-stocked with a wide variety of flowering shrubs & plants, with pleasant pathways, a patio & pond, and raised garden area with fruit trees.

Mill Brae Cottage is presented in true move-in condition and enjoys a prime location in one of Perthshire's most sought after towns. Likely to have broad appeal and early interest is advised.

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

Viewing Strictly by appointment only.

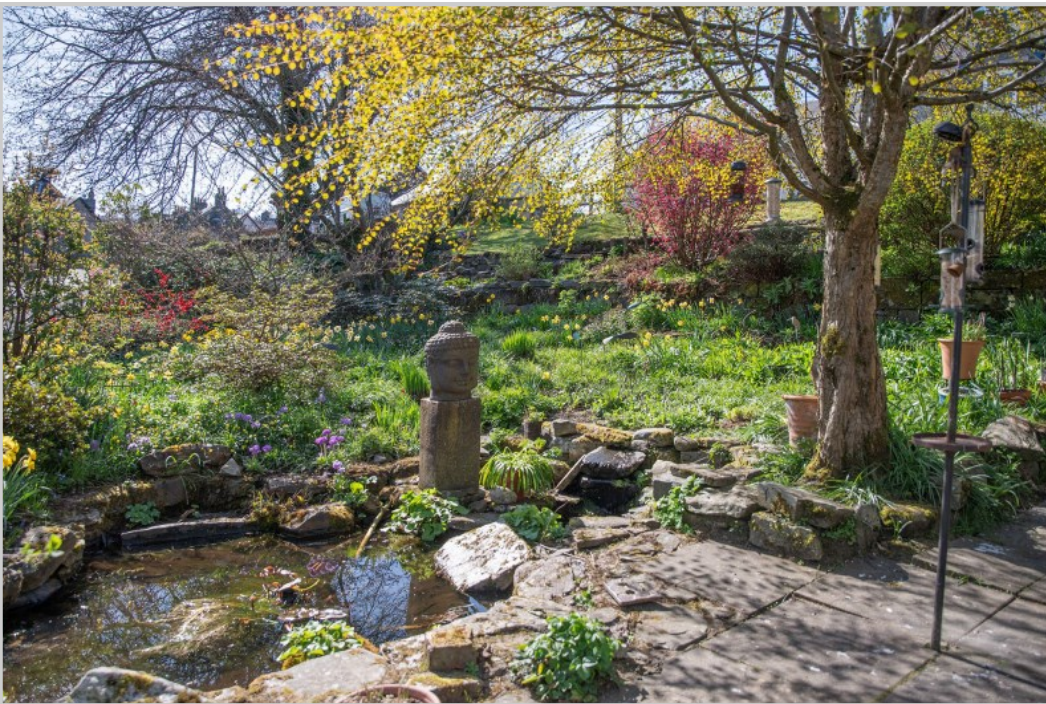
Video Tour <https://my.matterport.com/show/?m=dcx7pph4fz2>



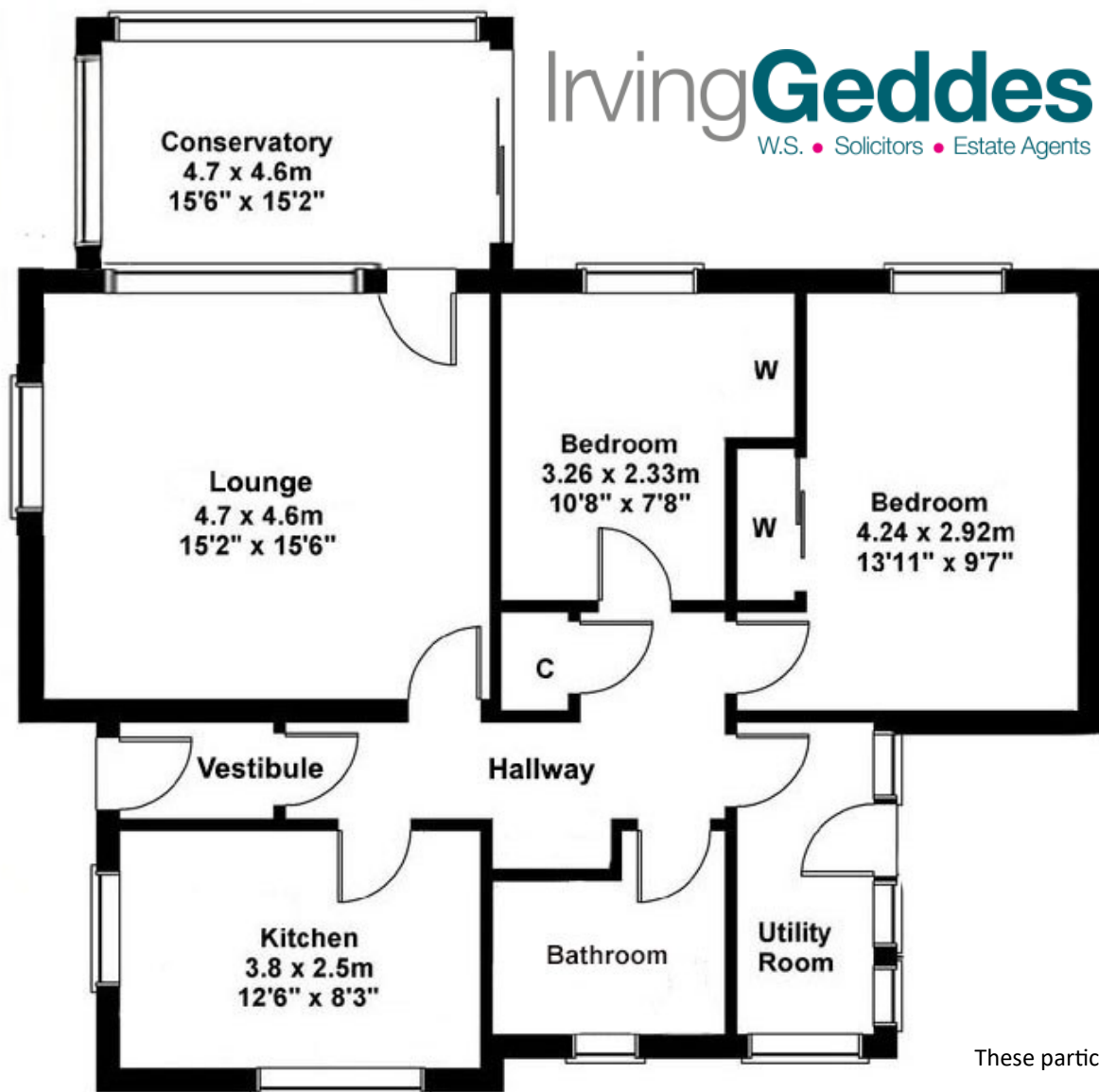








Aberfeldy has a modern community campus, offering infant to secondary schooling, library, swimming pool & sports facilities is a short distance away, along with a variety of independent shops, restaurants, hotels and cinema. Those interested in outdoor pursuits are well catered for with a large public park, cricket ground, tennis & bowls club, golf course and woodland walks. Loch Tay is 6mls away & there are numerous mountain walks within close proximity.



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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