



FREICEADAN DUBH
TAYBRIDGE DRIVE, ABERFELDY, PH15 2BP

IrvingGeddes
W.S. • Solicitors • Estate Agents



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Irving Geddes are delighted to offer for sale this handsome, three bed-room semi-detached villa boasting an enviable location in the bustling Perthshire town of Aberfeldy. Built in the 1930's & retaining much of the character and charm of that era, the property has been well maintained and offers spacious accommodation over two floors. The ground floor comprising; VESTIBULE, HALL with under-stairs CLOAKROOM and W.C., dual aspect LOUNGE with original wooden flooring & large square bay window, DINING ROOM with original flooring and patio doors to front garden, & KITCHEN with pantry, large storage cupboard and door to rear garden. The staircase with attractive wood panelling has a half-landing with FAMILY BATHROOM and there are THREE DOUBLE BEDROOMS on the upper floor; the master with EN-SUITE SHOWER ROOM and another with private balcony enjoying a lovely open outlook. The property is fully double glazed and warmed by gas central heating.

A notable feature is the large fully enclosed private garden. The front laid to lawn with mature planting, paved patio and stunning monkey puzzle tree (another lying to the rear). The long gravel driveway leads to ample parking at the rear adjacent to a detached single garage with adjoining stores. There is further mature planting and a large area of lawn.

A most attractive chain-free family home presented in move-in condition and offering buyers an opportunity to further develop. Freiceadan Dubh enjoys a prime location in one of Perthshire's most sought-after small towns. Likely to have broad appeal.

Ideally located, within a 10min walk to the centre of town & the modern community campus, with infant to secondary schooling, library, sports facilities & swimming pool. There are many independent shops, hotels, restaurants, and a cinema. 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 6miles away & there are many mountain walks within close proximity.

Video Tour <https://my.matterport.com/show/?m=26amnuWRqep>

Viewing Strictly by appointment through Irving Geddes.

Services Mains electric, gas, water and drainage.

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





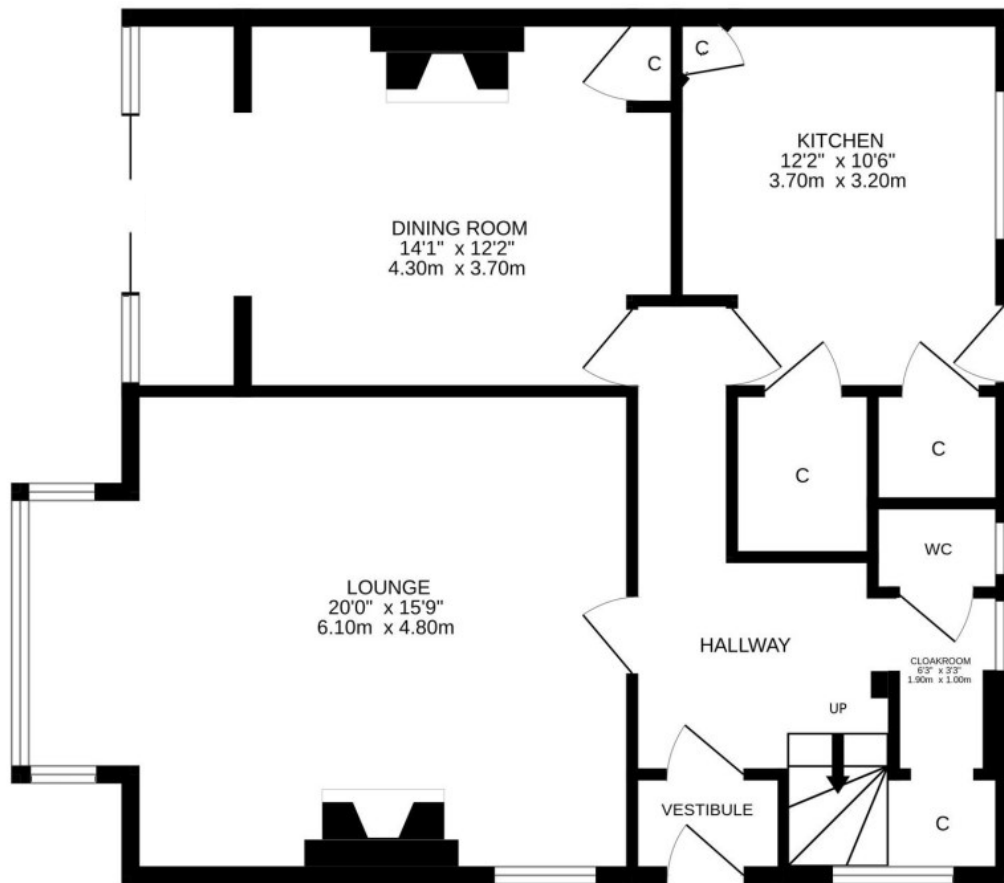




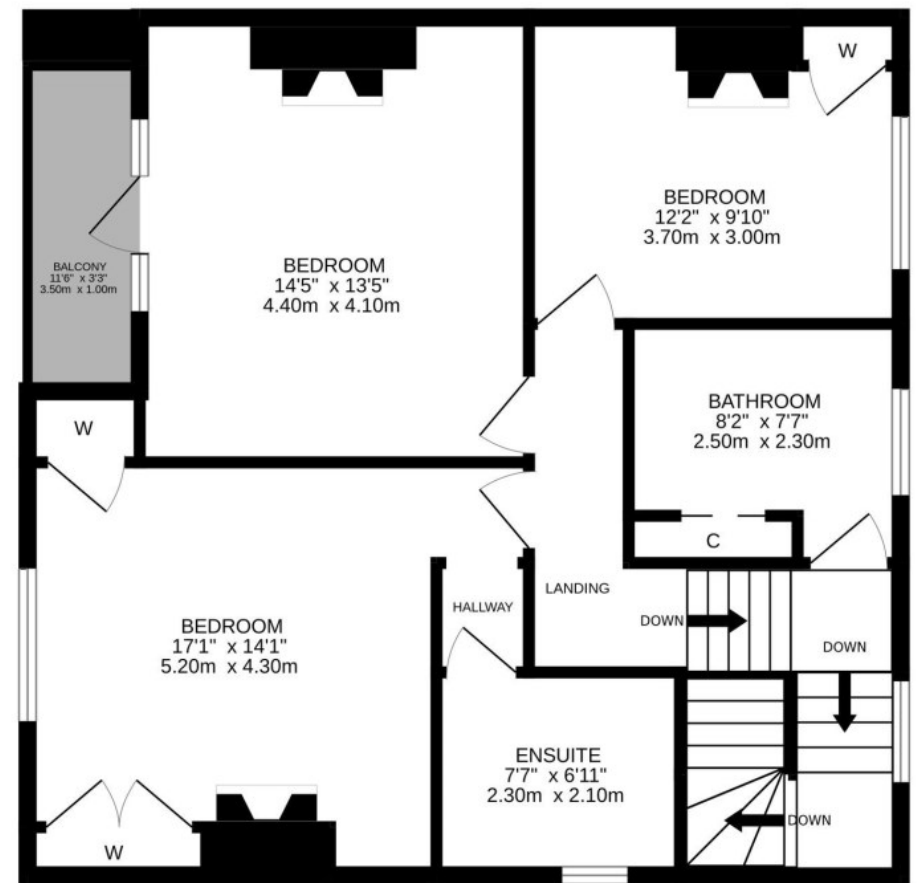




GROUND FLOOR



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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