



J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
— Since 1836 —



The Turret House

Weem

PH15 2LD

Offers Over £600,000

J&H Mitchell are delighted to bring this beautifully presented four bedroom house situated in the village of Weem to the market.

This stunning house is in walk-in condition and would make a wonderful family home or holiday retreat. It enjoys an elevated position with uninterrupted views over the valley to the local hills. Set well back from the road, this lovely home is in a peaceful location but is still convenient for the local amenities Aberfeldy offers.

This impressive house is designed to look like an old traditional house which has been lovingly restored but is in fact only around 20 years old. The approach up the driveway shows off the turret which gives the house its name and you arrive at the front door with the views off to your right. Turret House has oil central heating, with underfloor heating downstairs and radiators upstairs.

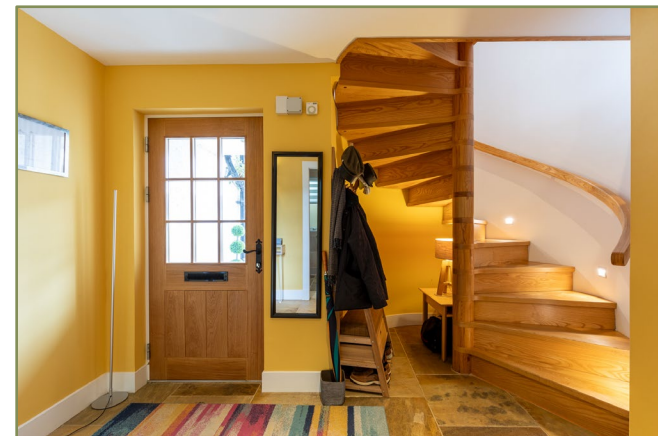


Enter into a spacious and inviting hallway which leads through to the large living room with half circle bay windows to the front and a woodburning stove set in a fireplace with a wooden mantel shelf above. The flooring is slate effect tiling which extends through to the adjoining kitchen.

The kitchen has a large range of wall and floor units and an island unit with granite worktop. There is a built-in electric oven, induction hob, dishwasher and fridge freezer and plenty space for a large dining table if desired. There is a glazed door onto the patio area to the front. The adjacent utility room has an additional sink, boiler and spaces for a washing machine and tumble dryer. A good sized double bedroom and a shower room complete the ground floor accommodation.



The upper floor is accessed by a timber spiral staircase with a beautifully made curved wooden banister. The landing accesses bedrooms 2 and 3 with a family bathroom. The master bedroom suite is to the end of the corridor and consists of a large bedroom with en-suite shower room and two sets of built-in double wardrobes.



Externally, there is a large driveway to the house and a car port on the end which is currently used as a bin store and drying area. There is a patio area to the front with a wooden fence partitioning the area from the driveway. The ground slopes downwards in front of the house with a path running through a wildlife area of trees and shrubs. At the rear of the house, there is a wood store and 2 garden sheds. Steps lead up to the raised garden area at the back where there is a meandering path through the trees and potential to create an elevated seating area if desired.

Weem is a small village only a few miles from Aberfeldy which benefits from having both primary and secondary schools, a health centre, a community cinema and various sports facilities, including a golf course and tennis courts. The Breadalbane campus offers further sporting opportunities including swimming and a sports hall. The town also benefits from a variety of independent shops, cafes and a supermarket.





Dimensions

Living Room

(23' 0" x 17' 7") or (7.00m x 5.35m)

Kitchen/Dining Room

(17' 5" x 13' 7") or (5.30m x 4.15m)

Utility Room

(13' 11" x 6' 1") or (4.25m x 1.85m)

Shower Room

(10' 6" x 5' 7") or (3.20m x 1.70m)

Bedroom 4

(13' 7" x 10' 6") or (4.15m x 3.20m)

Bedroom 2

(17' 7" x 13' 7") or (5.35m x 4.15m)

Bedroom 3

(11' 4" x 13' 7") or (3.45m x 4.15m)

Bathroom

(7' 9" x 5' 9") or (2.35m x 1.75m)

Master Bedroom

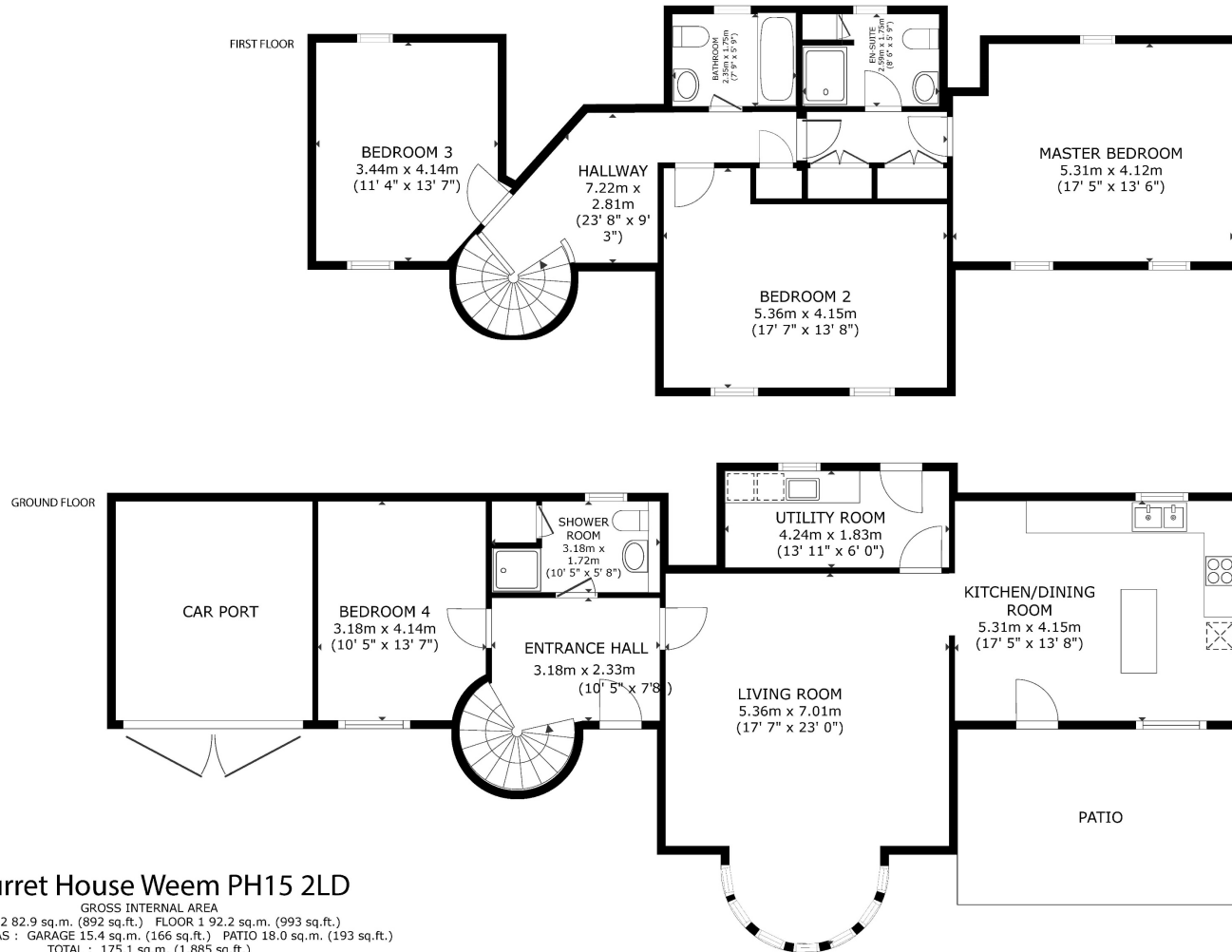
(17' 5" x 13' 5") or (5.30m x 4.10m)

En-suite shower room

(8' 6" x 5' 9") or (2.60m x 1.75m)

Directions

From Aberfeldy, follow Bank Street to the west and turn right onto the B846 signposted Weem. Continue over the bridge and follow road along the straight turning sharp right at the end. Continue to Weem and turn right immediately after the old hotel. Follow this road and turn sharp right then continue upwards onto an untarred access road. Turret House is on the corner and is clearly signposted.



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GROSS INTERNAL AREA
FLOOR 2 82.9 sq.m. (892 sq.ft.) FLOOR 1 92.2 sq.m. (993 sq.ft.)
EXCLUDED AREAS : GARAGE 15.4 sq.m. (166 sq.ft.) PATIO 18.0 sq.m. (193 sq.ft.)
TOTAL : 175.1 sq.m. (1,885 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.



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