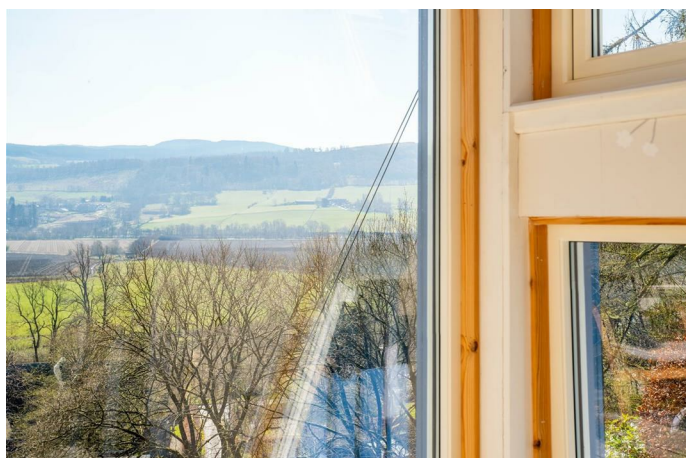


Simple Approach



Estate Agents



**Tressour Wood , Aberfeldy
PH15 2LD**

Offers over £494,950

Tressour Wood , Aberfeldy, PH15 2LD

Located in the picturesque surroundings of Weem, just outside the vibrant town of Aberfeldy, Tressour Wood is a truly special and beautifully designed detached home that offers peace, privacy, and uninterrupted natural views. This one-of-a-kind property blends modern living with the tranquillity of the Highland landscape, making it an ideal haven for those seeking a serene lifestyle in a spectacular setting.

Set within its own grounds, the house boasts a spacious open-plan layout that perfectly frames the surrounding scenery. The heart of the home is a stunning open plan kitchen, dining, and lounge area—flooded with natural light and designed to flow seamlessly for both relaxing and entertaining. Every window captures a postcard-worthy view, making the most of its idyllic location.

Accommodation includes two well-proportioned double bedrooms, a stylish family bathroom, a convenient WC, and a separate utility space. The interiors are thoughtfully finished with a calm, contemporary style that complements the natural surroundings.

Rare to the market, Tressour Wood offers a unique opportunity to own a beautifully presented, stand-alone home in one of Perthshire's most desirable rural locations—ideal as a full-time residence, a luxurious retreat, or a high-end holiday let. Viewing is essential to appreciate all that is on offer here at Tressour Wood, Weem, Aberfeldy.

Open Plan Lounge

20'2" x 23'9" (6.15 x 7.85)

Dining + Kitchen

19'6" x 16'11" (5.95 x 5.17)

Downstairs WC

6'1" x 5'6" (1.86 x 1.69)

Utility Space

7'10" x 5'11" (2.40 x 1.81)

Downstairs storage Cupboard

6'0" x 6'6" (1.85 x 2.00)

Master Bedroom

17'6" x 12'2" (5.35 x 3.72)

Bedroom Two

12'1" x 9'6" (3.70 x 2.90)

Family Bathroom

6'9" x 11'4" (2.07 x 3.47)

Landing Space

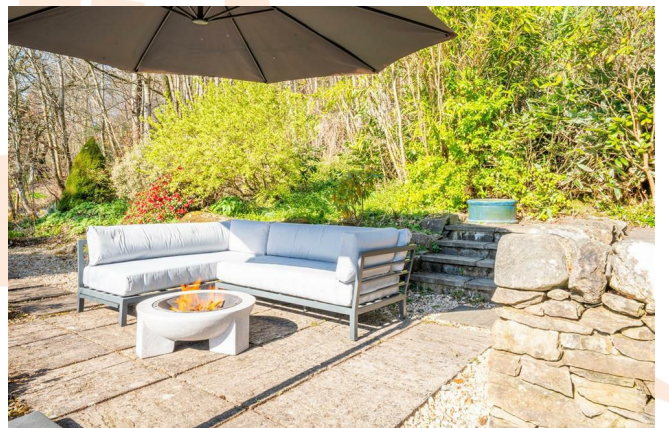
11'6" x 10'11" (3.52 x 3.34)

Mezzanine Level

11'3" x 6'7" (3.45 x 2.02)

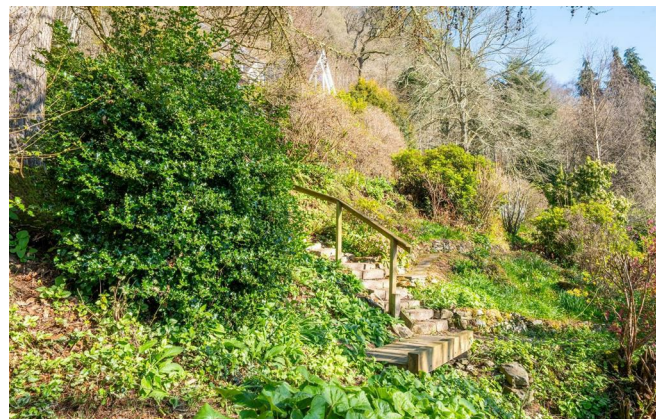
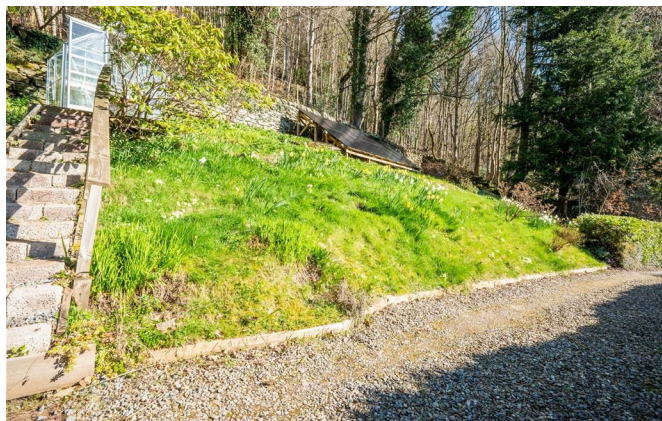
Entrance Hallway

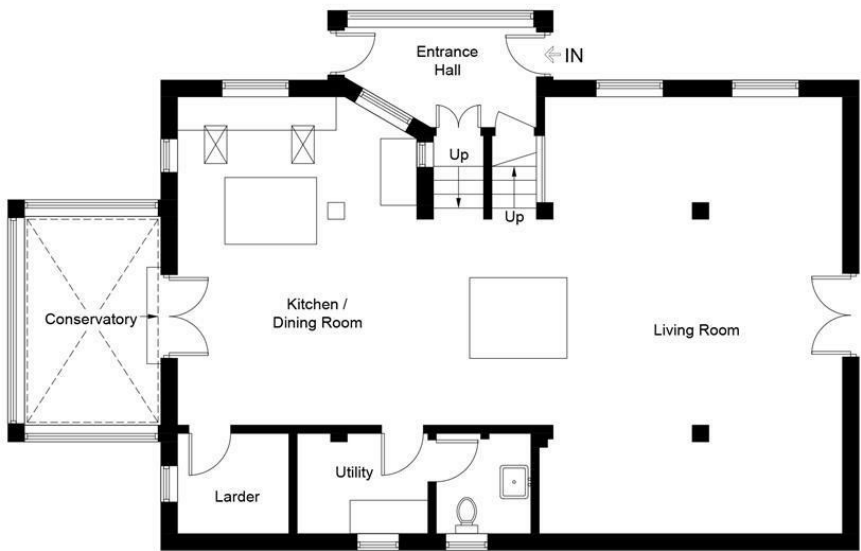
10'11" x 6'0" (3.33 x 1.85)



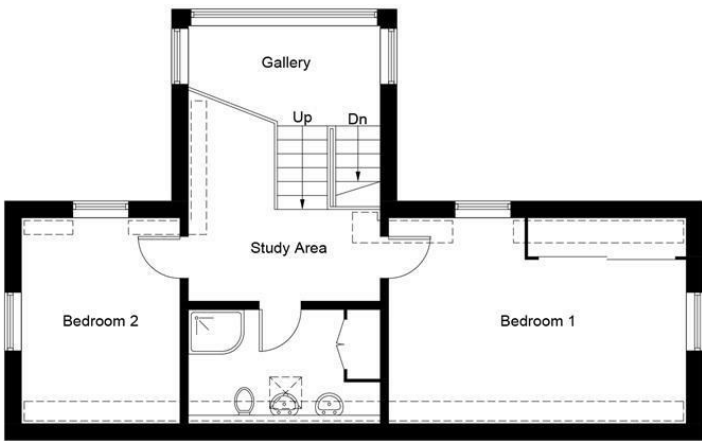


- Unique, Standalone Detached Eco Friendly Home
- Two Generous Double Bedrooms
- Beautifully Presented Interiors
- Stunning Location with picturesque views of the Highland Landscape
- Modern Family Bathroom plus additional WC
- Large Windows throughout to maximise natural light and showcase views
- Open Plan Living – Spacious Kitchen, Dining, and Lounge Area
- Utility Room





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1187890)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	84	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		100
(92 plus) A	85	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		