



1 CRAIGHTHULL, TAYBRIDGE ROAD, ABERFELDY, PH15 2FH

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Irving Geddes are delighted to offer for sale this exceptional main door 2 bed maisonette apartment, forming part of a most handsome converted period property. Enjoying an enviable location within the historic Perthshire town of Aberfeldy, The property offers stunning accommodation over two levels. Main door access from the side of the property leads to a VESTIBULE with large CLOAKROOM/WC off. The lower RECEPTION HALL has a large storage cupboard, attractive wood panelling & a very impressive solid wood staircase, with ornate detailed inlays, open to an octagonal cupola. Another notable feature is the substantial LOUNGE/DINING/KITCHEN which boasts fine wood panelling, ornate cornice and plaster work and two large bay windows. The kitchen is located along one wall of the room, allowing ample space for dining and living room furniture. There is a long LANDING/HALLWAY on the upper floor, with TWO DOUBLE BEDROOMS and SHOWER ROOM. There are sash and case windows throughout & the property is warmed by gas fired central heating. Externally there is private parking, a sheltered seating area, large timber shed & attractive communal grounds.

A beautiful home of rare quality & stunning period features, enjoying a fine south west aspect across the village putting green & the historic Wade Bridge, spanning the River Tay. Likely to have broad appeal, early viewing is advised.

Ideally located with easy access to local amenities & situated adjacent to the putting green & golf club. Within walking distance of the modern community campus which offers infant to secondary schooling, library, swimming pool & sports facilities & a short walk to numerous independent shops, restaurants, hotels and cinema. Those interested in outdoor pursuits are well catered for with a large public park & cricket ground, along with tennis & bowls club, golf course & woodland walks. Loch Tay is 6 miles away & there are numerous mountain walks within close proximity.

Energy Performance Rated 'C' for efficiency. **Council Tax** Band 'C'

Viewing Strictly by appointment through Irving Geddes - 01887 822722

Video Walkthrough <https://my.matterport.com/show/?m=JmchYKYRvLL>

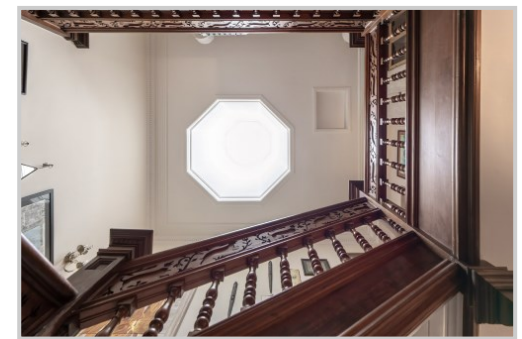
Services Mains electric, gas, water and drainage. A monthly fee of £50 to the resident's association covers garden maintenance, building insurance and any communal utility costs.

Irving Geddes
W.S. • Solicitors • Estate Agents

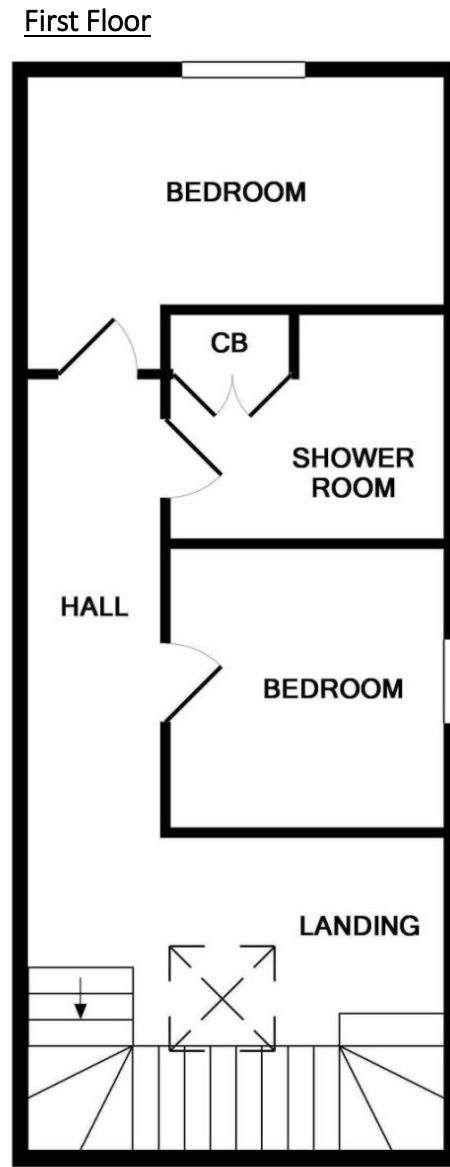
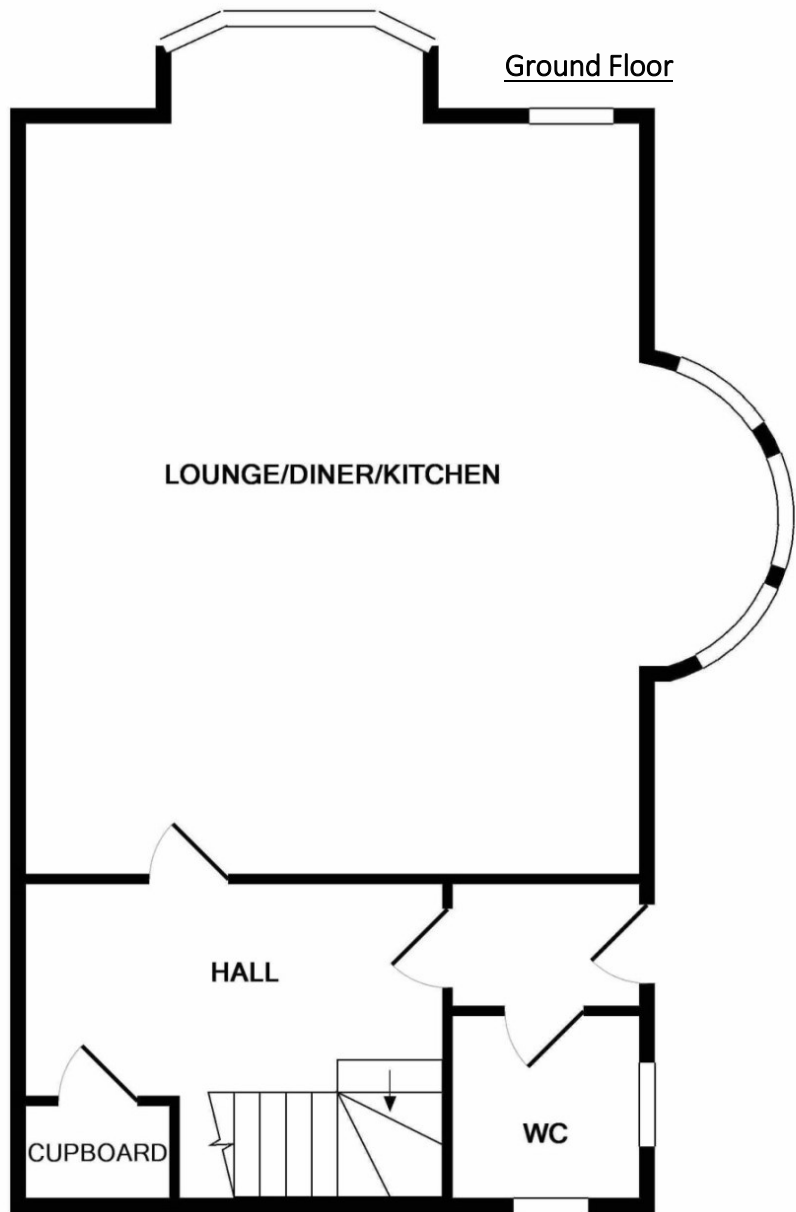








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.



Lounge/Dining/Kitchen (27'0" x 23'6")

Cloakroom/WC (8'2" x 6'6")

Bedroom Two (11'4" x 9'6")

Lower Hall (13'8" x 9'4")

Bedroom One (13'0" x 10'0")

Shower Room (9'4" x 5'8" at widest)







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