

SHEILAND

AUCHRAW TERRACE, LOCHEARNHEAD, FK19 8PS

IrvingGeddes
W.S. • Solicitors • Estate Agents







SHEILAND, AUCHRAW TERRACE, LOCHEARNHEAD, FK19 8PS

Irving Geddes are delighted to offer for sale this modern detached three bedroom villa. A beautiful energy efficient bespoke build located in Lochearnhead, surrounded by stunning countryside. Constructed in 2015, the home is presented in true move-in condition & boasts a strong energy rating, low running costs and top end technology. Features include:

- Superior Insulation
- Underfloor Heating throughout
- Heat Recovery Ventilation System
- Low Energy Lighting
- Air Source Heat Pump
- Wood Burner
- Solar PV
- Security System

Set over two floors the property comprises on the ground floor; HALLWAY, UTILITY, WET ROOM, & a superb contemporary open-plan LOUNGE/DINING/KITCHEN with large windows, double doors to garden, log-burner, built-in storage and oak/glass stairs to upper floor. There are THREE BEDROOMS and BATHROOM off the upper landing. All bedrooms have built-in wardrobes and the master has an EN-SUITE SHOWER ROOM.

The property enjoys views to Loch Earn and sits on a manageable landscaped plot. Driveway parking is located to the side, and the garden area has a paved patio area and lawn to the rear bordered by timber fencing and stone walls.

Sheiland is a property of rare quality and individual design, a home likely to be well received on the market.

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

Video Tour <https://my.matterport.com/show/?m=h4qnkDzkArf>

Viewing Strictly by appointment through Irving Geddes - 01764 670325.





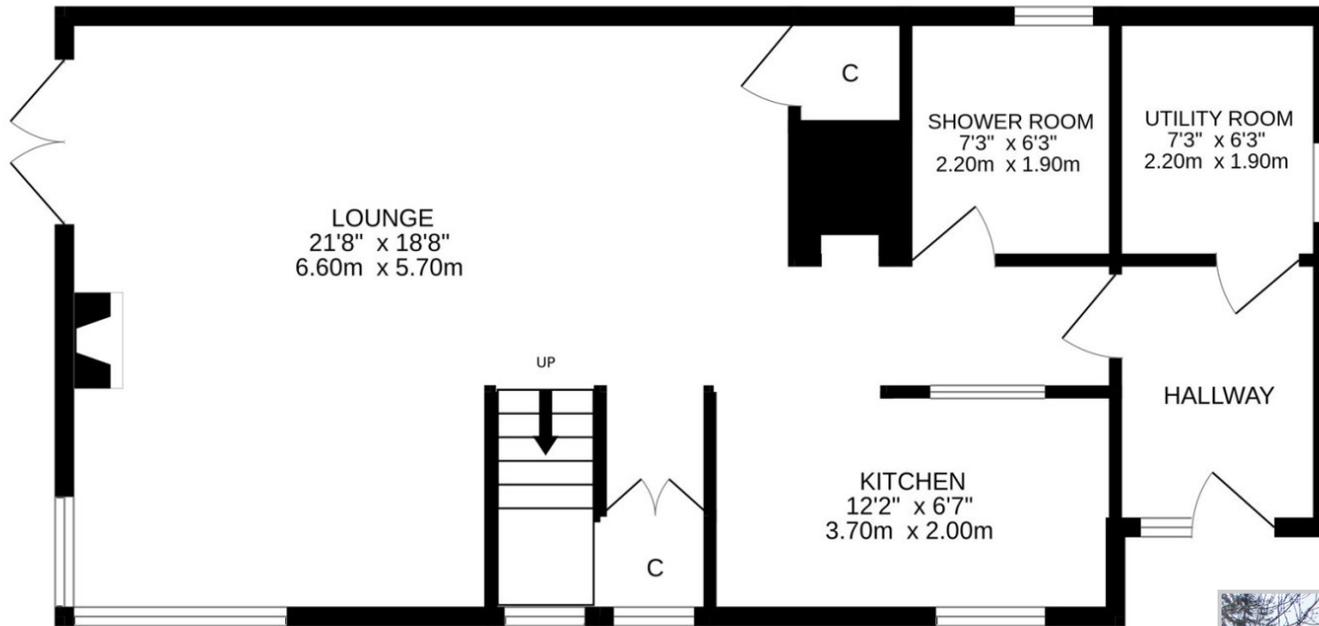




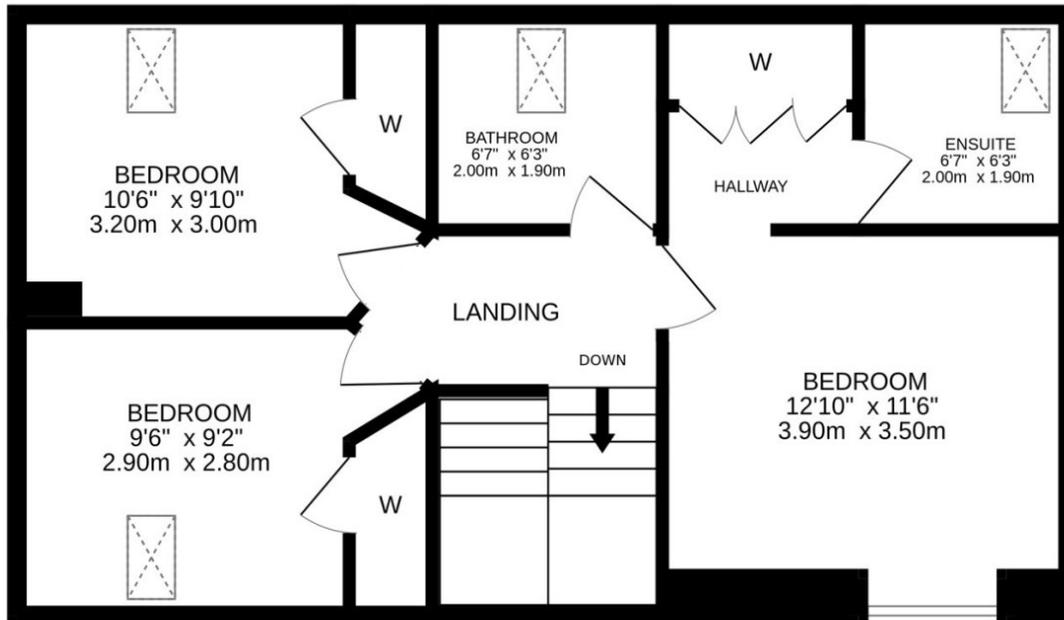




GROUND FLOOR



FIRST FLOOR



Irving **Geddes**
 W.S. • Solicitors • Estate Agents



Crieff

25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722