

5 THE LAURELS

KENMORE ROAD, ABERFELDY, PH15 2BN



IrvingGeddes
W.S. • Solicitors • Estate Agents

- STUNNING EXTENDED FAMILY VILLA
- DETACHED DOUBLE GARAGE (WITH UPPER OFFICE)
- BEAUTIFUL MATURE GARDENS
- FOUR BEDROOMS (MASTER EN-SUITE)
- DINING KITCHEN & TWO PUBLIC ROOMS
- THREE PRIVATE PARKING AREAS

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Irving Geddes are delighted to offer for sale this modern extended four bedroom detached villa enjoying a quiet cul-de-sac location at the western edge of the ever popular Perthshire town of Aberfeldy. A quality bespoke design, the villa boasts a spacious and flexible layout, 3 private parking areas, and detached double garage with upper office. The very well presented accommodation comprises on the ground floor; VESTIBULE with SHOWER ROOM off, HALL with under-stairs storage, SITTING ROOM with pocket doors to a large triple-aspect LOUNGE with bi-fold door to external deck, & DINING KITCHEN with sliding door to rear. Newly redesigned and installed during the extension, the kitchen includes a new gas fired condensing boiler, 5 burner gas hob, Neff 'Hide & Slide' oven, & dishwasher. The upper landing provides access to FAMILY BATHROOM & 4 BEDROOMS with built-in wardrobes, the master with EN-SUITE SHOWER ROOM.

The property is situated within a small cul-de-sac of only 5 properties, and no.5 has 3 off-street parking areas laid to gravel, areas of lawn and mature planting throughout, including trees and shrubs, roses, many seasonal bulbs, a rockery, bamboo and a very prolific fig tree. The rear has a raised deck, timber shed & pedestrian access to a most useful fully-lined office/studio above the garage. The detached double garage has two roller doors, power and lighting, with parking to the front and side, and an adjacent area of garden ground planted with low growing and spreading plants, as well as seasonal bulbs.

A most attractive, energy efficient family home, in true move-in condition, enjoying a prime location in one of Perthshire's most sought-after towns. Likely to be a most welcome addition to the market and early viewing is advised.

The Laurels is ideally located, a short walk to the modern community campus, and town centre, with numerous independent shops and restaurants. Outdoor pursuits are well catered for with a large public park, cricket ground, tennis and bowls club, and golf course with an excellent new sports clubhouse. There are river, woodland and hill walks in close proximity, with historic Kenmore on Loch Tay only 6mils west.







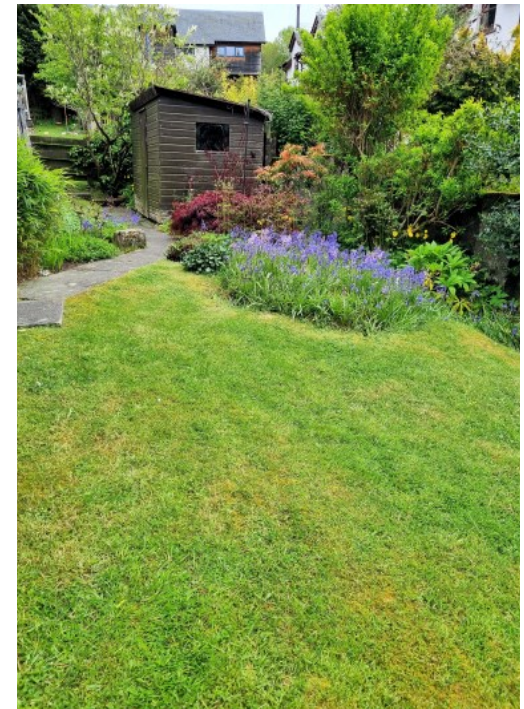








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



CLIENT PHOTOS

Energy Efficiency C rating (78)

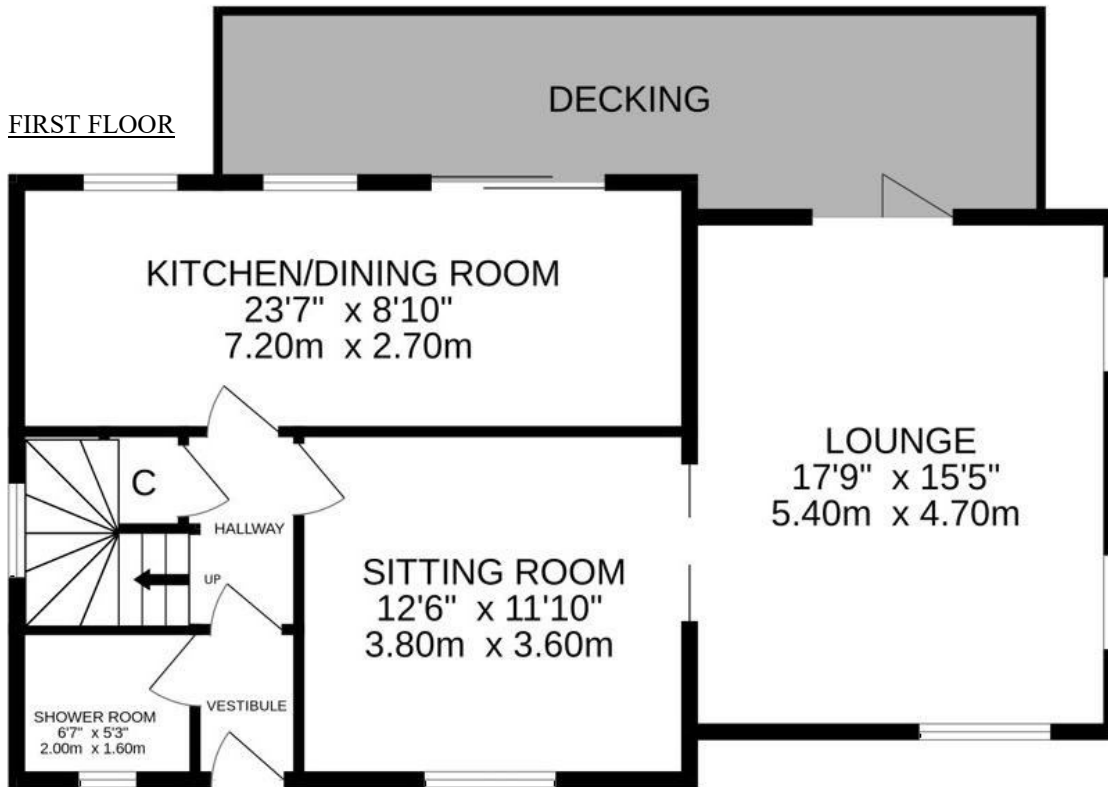
Council Tax Band E

Video Tour <https://my.matterport.com/show/?m=mBA15PTJbFK>

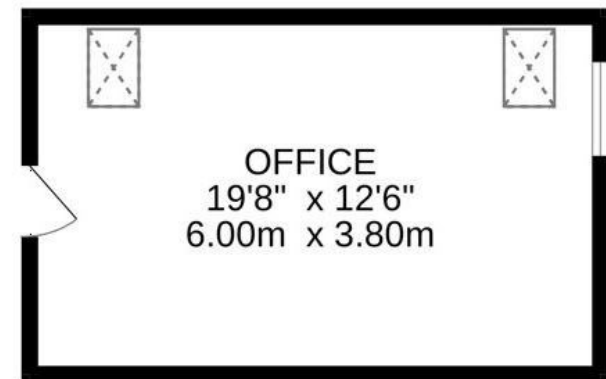
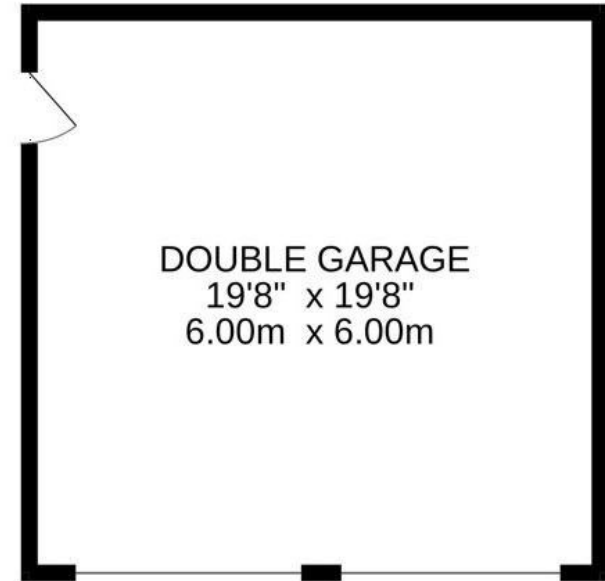
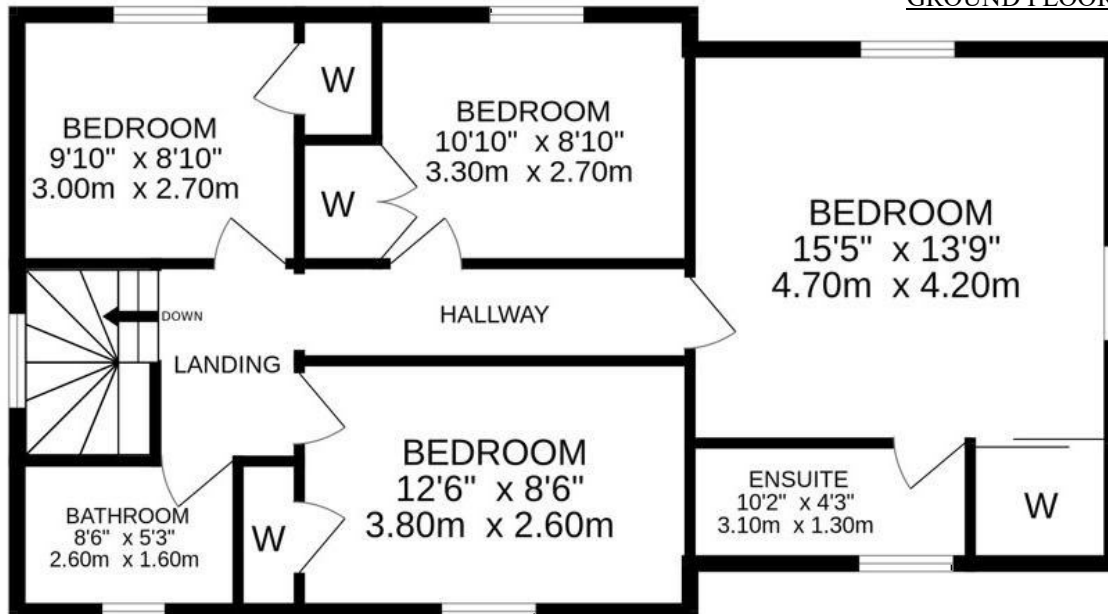
Services Mains gas, electric, water & drainage.

Viewing Strictly by appointment through Irving Geddes

FIRST FLOOR



GROUND FLOOR



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