

20 Cluny Crescent

ABERFELDY, PH15 2FL



An exceptional four-bedroom detached family home, beautifully positioned within a sought-after Aberfeldy setting



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Set on a generous plot with open views across the surrounding countryside, 20 Cluny Crescent is a beautifully presented detached home offering spacious, flexible accommodation in a peaceful setting. A private driveway leads to the property, which also benefits from solar panels, combining modern efficiency with everyday practicality.

THE LIVING ROOM



The entrance foyer opens into the heart of the home, an impressive open-plan kitchen, dining and living space designed with modern family living in mind. The living area is centred around a gas-fired stove sitting on a slate plinth, creating a warm and welcoming focal point, and a sliding patio door opens directly onto the rear garden.

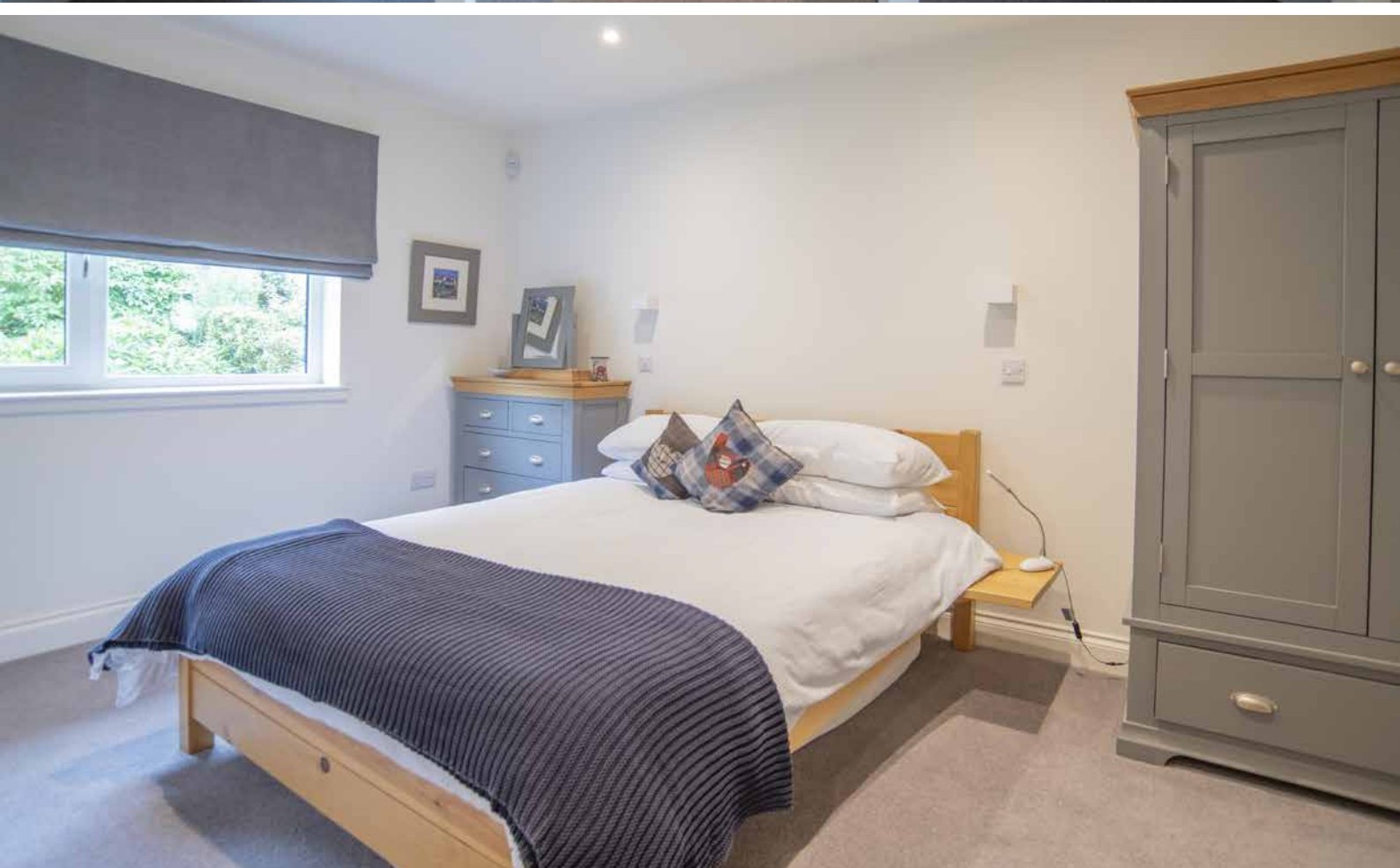
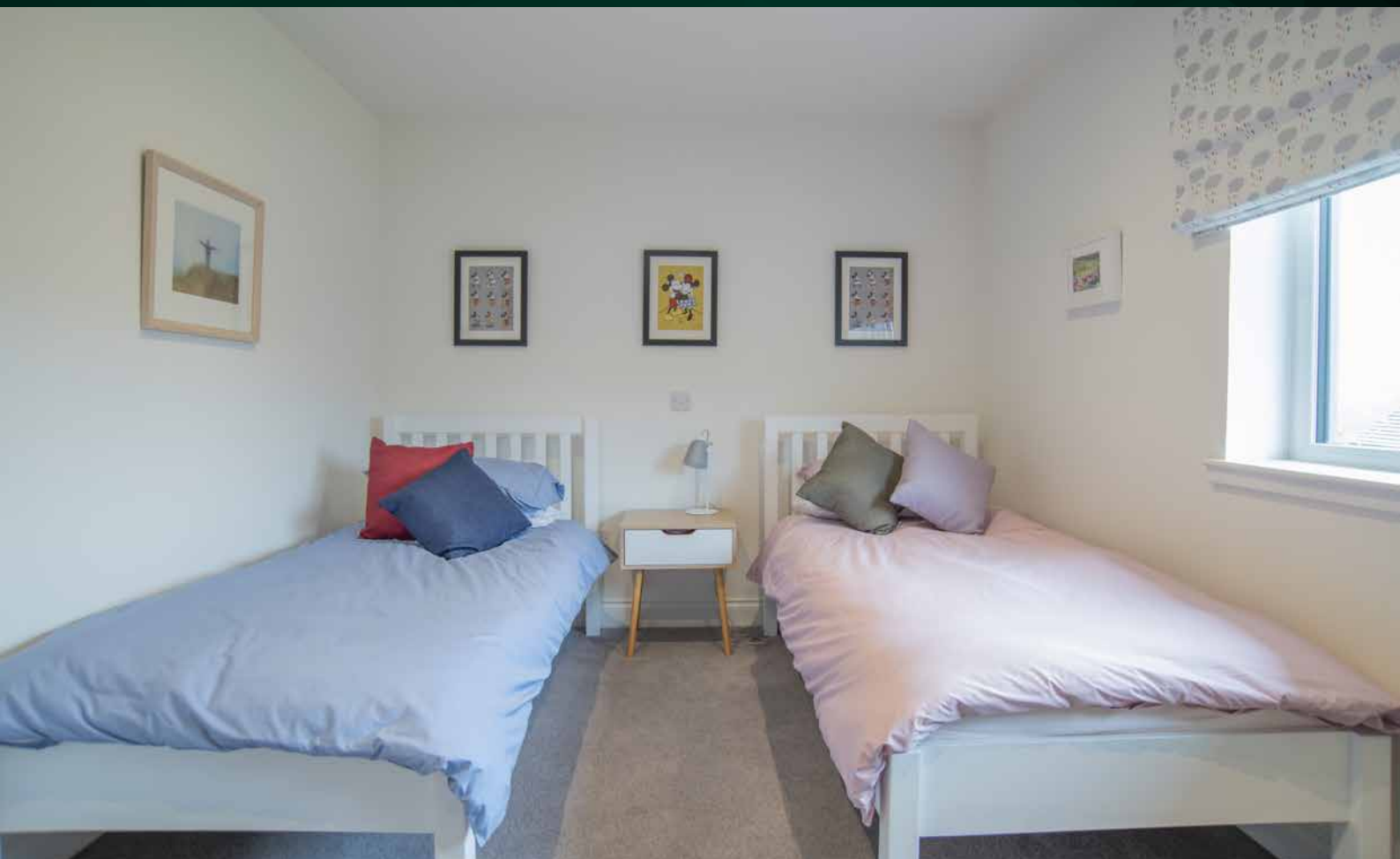
THE KITCHEN & UTILITY



The contemporary kitchen is finished to a high standard with quality units, ambient lighting and a breakfast bar, while the generous dining area offers plenty of space for entertaining. The utility room has been finished in the same style as the kitchen, providing excellent additional storage and workspace. Also on the ground floor are two well-proportioned double bedrooms, one benefiting from fitted wardrobes, together with a stylish family bathroom featuring a bath, separate shower and heated towel rail.



BEDROOMS 3 & 4



THE BATHROOM



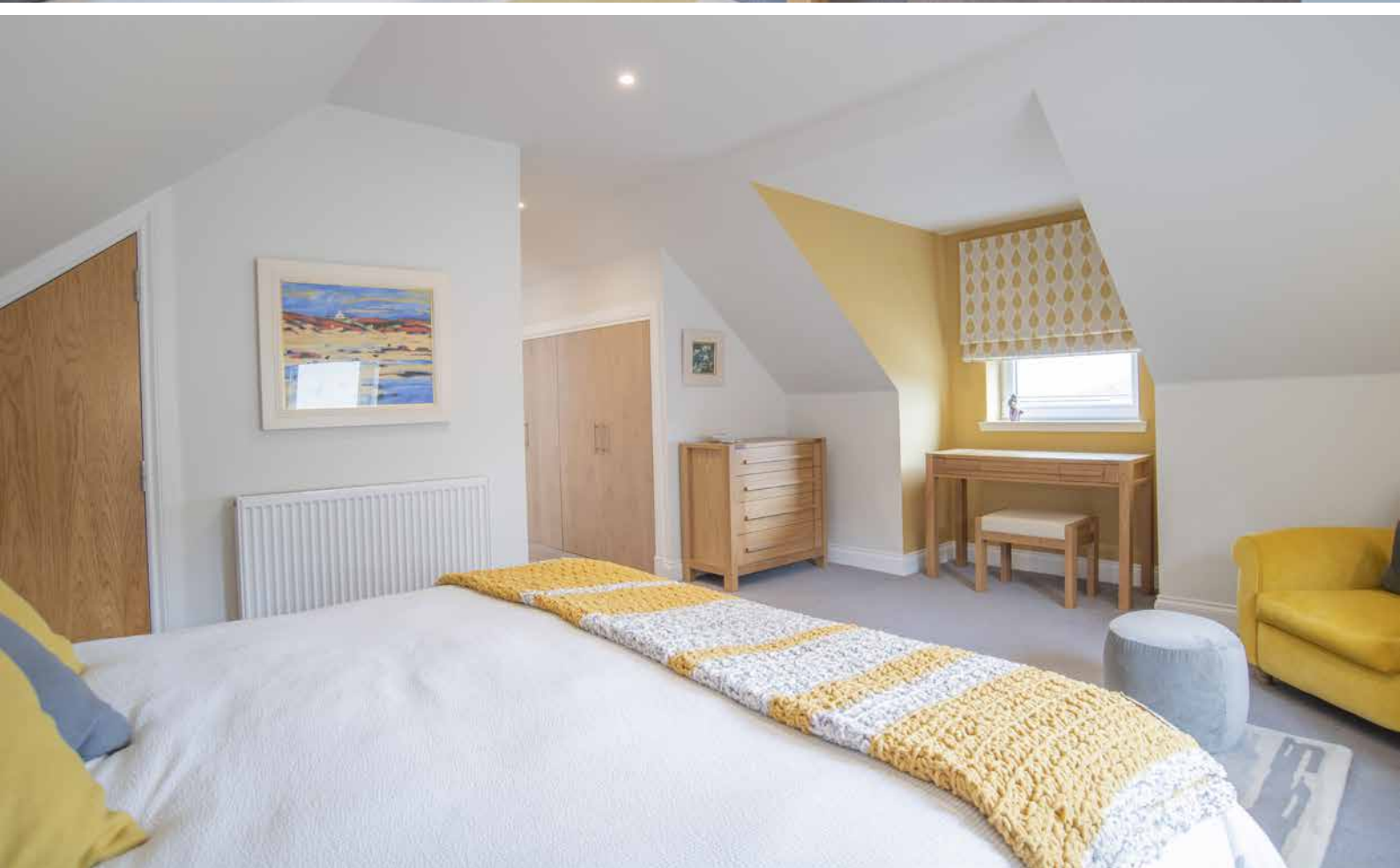


The first floor offers two further spacious bedrooms and a shower room, making the layout ideal for families or visiting guests.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



Outside, the landscaped rear garden has been carefully maintained and enjoys a combination of lawn and patio, providing plenty of space to relax or entertain. Steps lead to an elevated section of the garden, perfectly positioned to enjoy the evening sun and uninterrupted views across the surrounding countryside. A feature of the garden is the Mozolowski and Murray home office/garden room, incorporating a separate garden store.

Offering generous living space, quality finishes and an enviable outlook, this is an excellent family home in one of Aberfeldy's most desirable residential locations.

EXTERNALS





Second Floor

Primary Bedroom
24'10" x 15'4"
7.58 m x 4.66 m

Bath
8'6" x 7'2"
2.59 m x 2.18 m

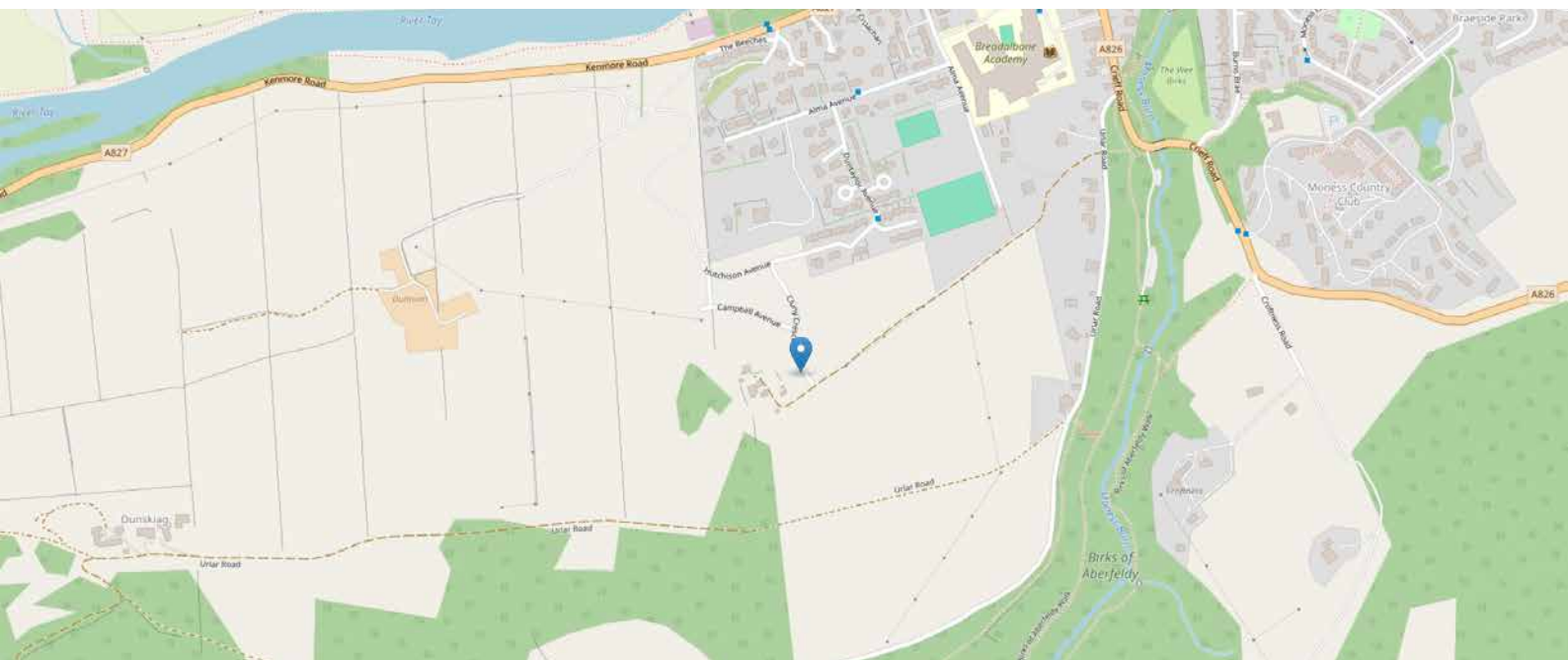
Hall
10'11" x 10'6"
3.33 m x 3.21 m

Bedroom
15'9" x 15'4"
4.79 m x 4.66 m

This floor plan shows a 1000 sq ft house with the following layout:

- Room:** 6'9" x 9'0" (2.07 m x 2.74 m)
- Storage:** 6'9" x 3'0" (2.07 m x 0.90 m)
- Patio:** 28'3" x 13'8" (8.61 m x 4.16 m)
- Kitchen:** 12'11" x 11'10" (3.93 m x 3.61 m)
- Dining Area:** 8'0" x 11'10" (2.44 m x 3.62 m)
- Laundry:** 7'7" x 8'11" (2.31 m x 2.73 m)
- Bathroom:** 7'7" x 8'11" (2.31 m x 2.73 m)
- Bedroom:** 11'2" x 14'9" (3.41 m x 4.50 m)
- Hall:** 17'5" x 4'2" (5.32 m x 1.26 m)
- Living Room:** 21'0" x 13'2" (6.40 m x 4.02 m)
- Foyer:** 5'5" x 11'4" (1.66 m x 3.45 m)
- Bedroom:** 15'9" x 12'6" (4.80 m x 3.82 m)

Gross internal floor area (m²): 180m² | EPC Rating: B



THE LOCATION

Nestled in the heart of Highland Perthshire, Aberfeldy is one of Scotland's most picturesque market towns, renowned for its breathtaking scenery, welcoming community and outstanding quality of life. Surrounded by rolling hills, woodland walks and the spectacular River Tay, the town offers an enviable balance of rural tranquillity and everyday convenience.

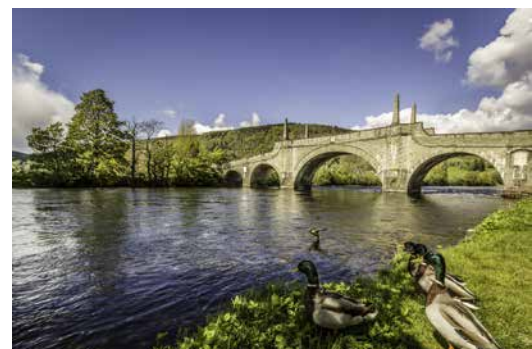




20 Cluny Crescent enjoys a particularly desirable position, offering a peaceful residential setting with beautiful open views across the surrounding countryside while remaining within easy reach of the town's excellent range of amenities. Aberfeldy provides an excellent selection of independent shops, cafés, restaurants and supermarkets, alongside Birks Cinema, highly regarded primary and secondary schooling, healthcare facilities and a vibrant community atmosphere.

Outdoor enthusiasts are exceptionally well catered for, with an abundance of walking and cycling routes, golf courses, fishing, paddleboarding and water sports all close at hand. The nearby forests, mountains and lochs provide endless opportunities to explore Perthshire's renowned natural beauty throughout the year. Despite its idyllic setting, Aberfeldy enjoys excellent transport links to Perth, Pitlochry, Dundee and beyond, making it an attractive location for commuters, families and those seeking a peaceful lifestyle without compromising on accessibility.

Offering spectacular scenery, a strong sense of community and an exceptional standard of living, Aberfeldy continues to be one of Perthshire's most sought-after places to call home.



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