

29 Appin Place
Aberfeldy, PH15 2AH

IrvingGeddes
W.S. • Solicitors • Estate Agents



Irving Geddes are delighted to offer for sale this well presented and spacious 2 bedroom end-terrace villa set within a popular residential area of Aberfeldy. The property enjoys private front and rear gardens and is offered in move-in condition.

The layout is set over 2 floors & comprises on the ground floor; wide HALL with stairs to upper floor, large LOUNGE with patio doors to rear garden and modern fitted KITCHEN. The upper landing has a large storage cupboard and provides access to a WET ROOM and TWO DOUBLE BEDROOMS with built-in wardrobes. There are fully enclosed gardens, the front with an area of lawn and paved path to front door. The rear has a large decked patio, paved area and garden shed. There is electric heating, the windows are double glazed throughout and the property has unrestricted on street parking to the front.

An ideal first time buy, but also with broader appeal, early viewing is advised.

Ideally located with easy access to local amenities, a short walk to numerous independent shops, restaurants, hotels and cinema. Aberfeldy has a modern community campus, offering infant to secondary schooling, library, swimming pool and sports facilities. 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 6mls away, with numerous mountain & riverside walks within close proximity.

Video Tour <https://my.matterport.com/show/?m=n4XgjhYxjP>

Energy Performance Rated 'E' for efficiency. **Council Tax** Band 'B'.

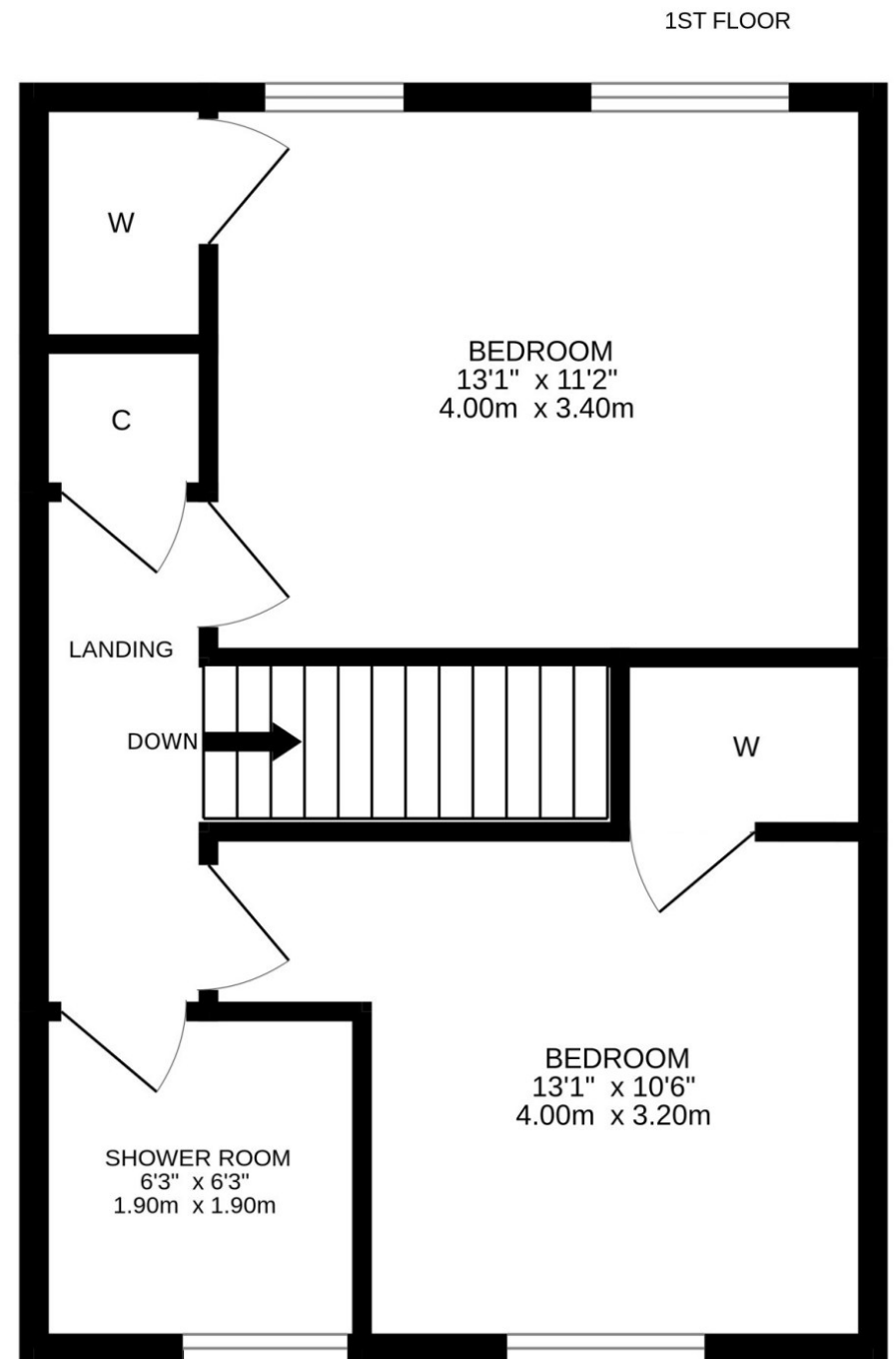
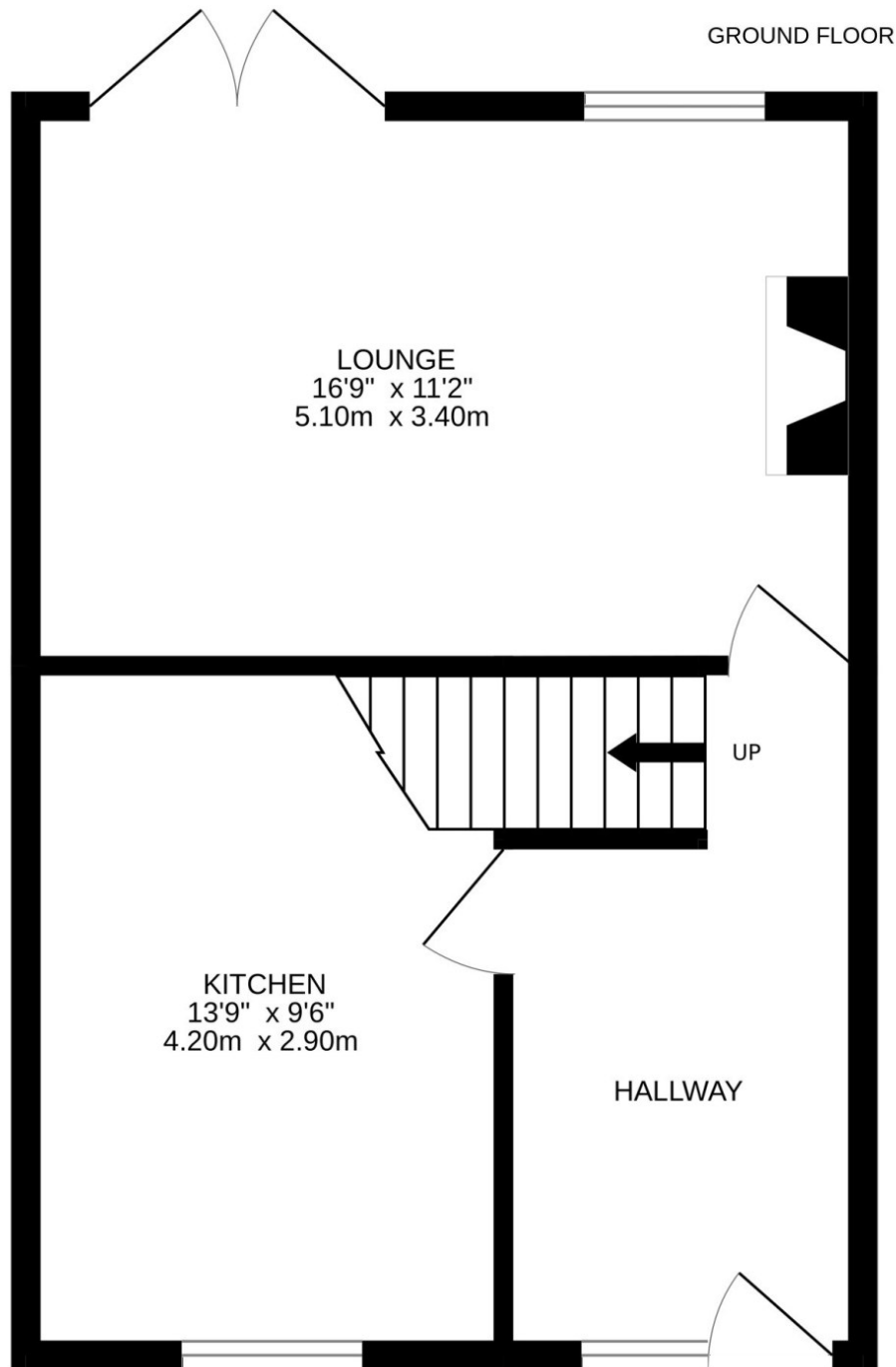
Viewing Strictly by appointment through Irving Geddes - 01887 822722.











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.