

FARDIN

OLD CRIEFF ROAD, ABERFELDY, PH15 2DZ



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FARDIN, OLD CRIEFF ROAD, ABERFELDY, PH15 2DZ

A stunning new-build 4 bedroom detached villa enjoying an elevated position on the eastern edge of the popular Perthshire town of Aberfeldy. A quality bespoke design, Fardin boasts a contemporary open-plan layout, full-height windows taking advantage of superb views, ample off-street parking, integral garage, & additional detached garage/workshop annex with accommodation, all set within a generously sized plot. The versatile accommodation over two floors comprises on the ground floor; a fantastic DINING KITCHEN situated in the heart of the home, TWO DOUBLE BEDROOMS (one with luxury EN-SUITE wet room), rear PORCH with W.C. off, and UTILITY ROOM leading to the integral garage. A further notable feature is the wonderful LOUNGE on the upper floor; this dual aspect room is flooded from a wall of full-height windows, has vaulted ceilings, a wood-burning stove, exposed beams and a terrific open outlook. There is a SHOWER ROOM and TWO further DOUBLE BEDROOMS on this floor, the master suite with OFFICE/NURSERY/BEDROOM off and spacious EN-SUITE BATHROOM with separate shower. There is gas-fired central heating; under-floor heating with limestone tiling on the ground floor, radiators on the upper, supplemented by photovoltaic panels and wood-burning stove, the windows are high-performance & fully double glazed.

The property has ample parking to the front with two mono-bloc driveways, one leading to a generously sized single garage with auto door and EV car charger. There is an area of lawn to the front, a banked lawn at the rear to a level area, & larger lawn to the west side.

The detached annex/garage would be an ideal home office or to house visitors, the attractive timber clad structure has a garage/workshop area and external timber stairs leading to accommodation above, which comprises LOUNGE/KITCHEN with log-burning stove, BEDROOM & BATHROOM. A timber log-store lies to the rear.

A most attractive & energy efficient family home, with a beautiful contemporary finish, 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.

Fardin is ideally located, with a short walk to the town centre and the numerous independent shops & restaurants. Outdoor pursuits are well catered for with a large public park, cricket ground, tennis and bowls club, golf course & woodland walks nearby. Loch Tay is 6mls away & there are numerous mountain walks within close proximity.

Energy Efficiency B rating (91) **Council Tax** Band G

Video Tour <https://my.matterport.com/show/?m=R3sWuerFgQL>

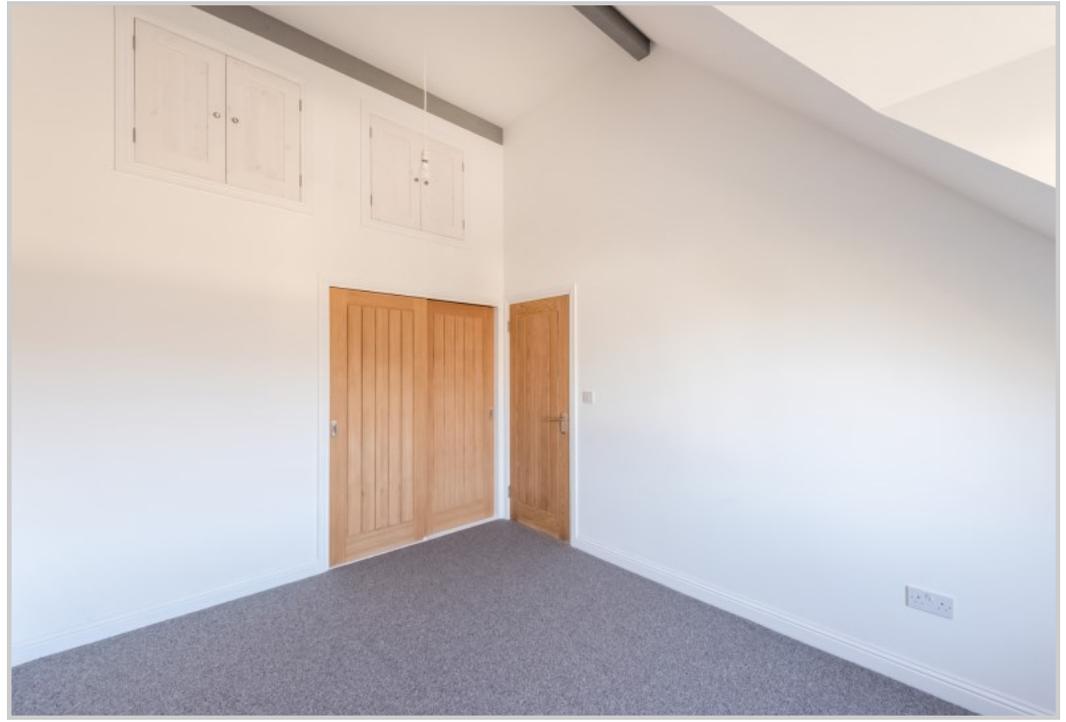
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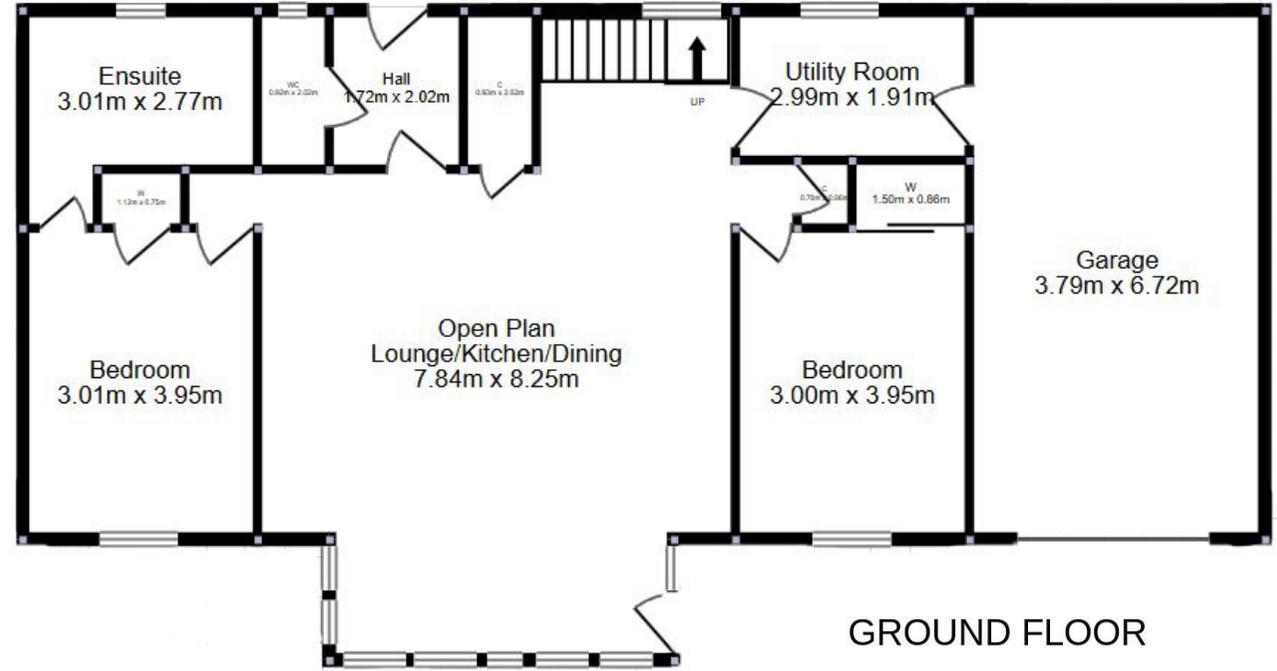
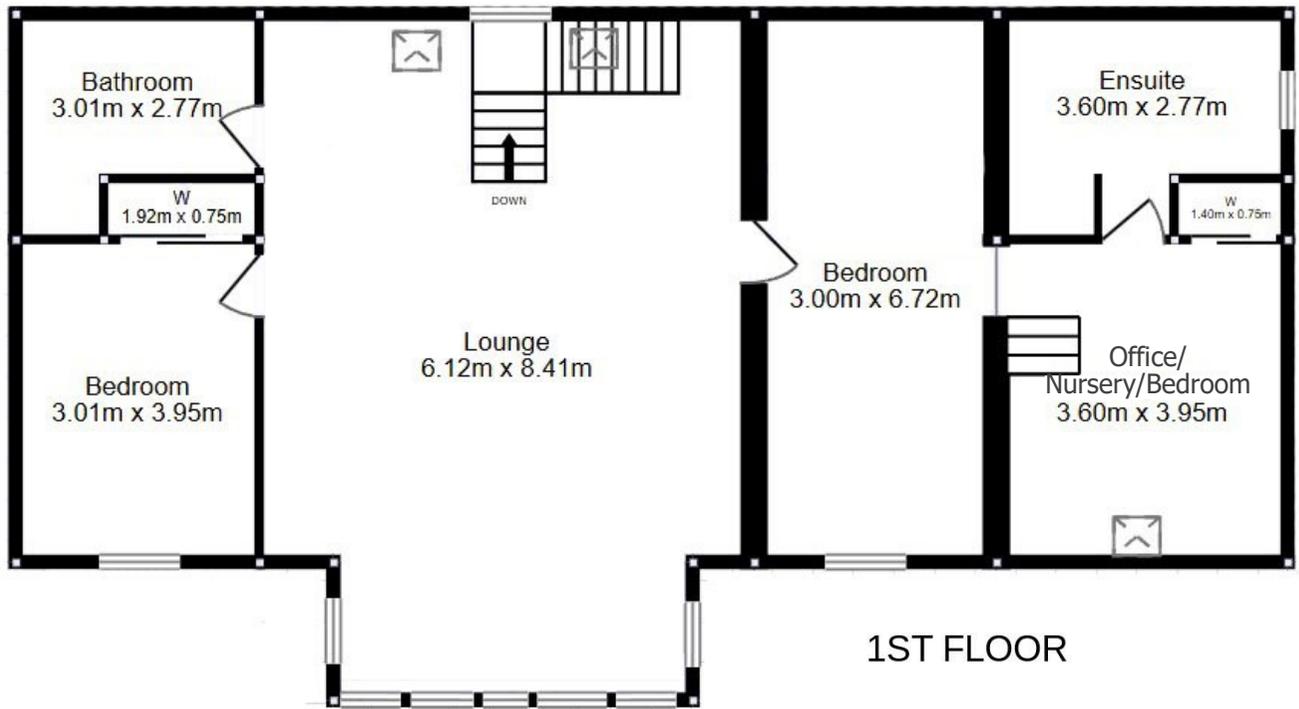








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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