



5 BANK STREET, ABERFELDY, PH15 2BB

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We are delighted to offer for sale this beautifully presented & substantial main door 4 bedroom maisonette flat enjoying a central location within the bustling Perthshire town of Aberfeldy. Full of charm and character the accommodation is spread over two floors, and is offered in first-class condition throughout, tastefully styled and versatile in layout. Private access externally to the 1st floor, comprising a RECEPTION HALL with storage, W.C., DINING KITCHEN with integrated white goods, DINING ROOM & beautiful dual-aspect LOUNGE. The upper level has a LANDING, FOUR BEDROOMS and FAMILY BATHROOM. The property is fully double glazed and warmed by gas central heating (with Hive control). There is unrestricted parking to the front & the property boasts a most attractive private landscaped rear garden, with gravel paths, decked patio, mature planting & areas of lawn. In addition there is gated access into woodland and onto the famous Birks of Aberfeldy walk.

A beautiful home of rare quality & stunning period features, enjoying a central location in one of Perthshire's most popular small towns. Likely to have broad appeal, early viewing is advised.

Ideally located with ready access to amenities. Within walking distance of the modern community campus offering infant/secondary schooling, library, swimming pool and sports facilities and a short walk to numerous independent shops, restaurants, hotels and cinema. 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 6 miles away & there are numerous mountain walks within close proximity.

Energy Performance Rated 'D' for efficiency. **Council Tax** Band 'D'

Viewing Strictly by appointment through Irving Geddes - 01887 822722

Video Walkthrough <https://my.matterport.com/show/?m=vcN5uqoWSj7>

Services Mains electric, gas, water and drainage. Fully double glazed.

Irving Geddes
W.S. • Solicitors • Estate Agents



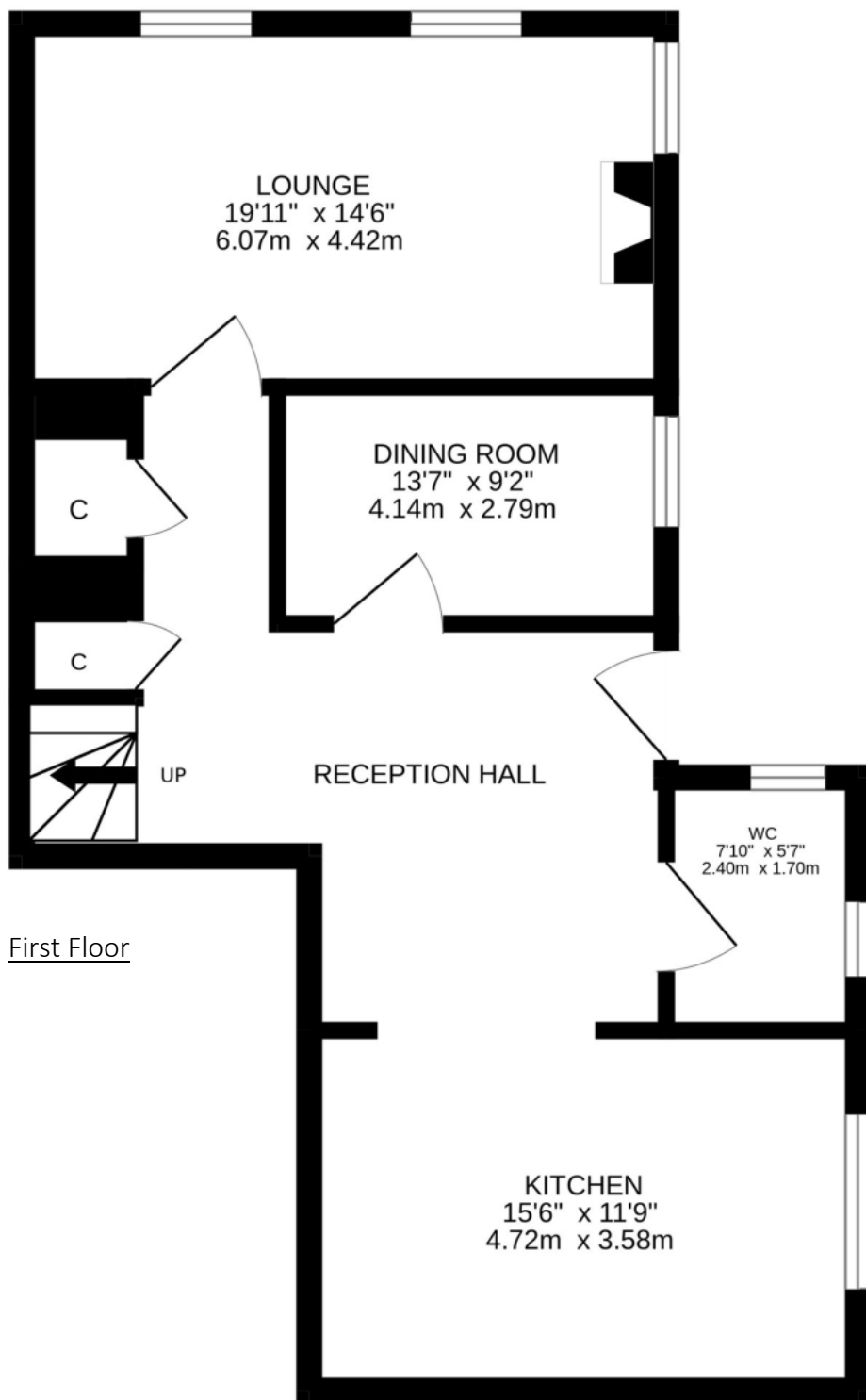








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.





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