

**Buzzard Cottage**, Weem, Aberfeldy, PH15 2LD

Guide Price £250,000



**IRVING  
GEDDES**  
w.s. | solicitors | estate agents



## Buzzard Cottage, Weem, Aberfeldy, PH15 2LD

Irving Geddes are delighted to offer for sale this charming and spacious cottage occupying a private location within the historic Perthshire hamlet of Weem. Converted from former outbuildings in c.2005, the substantial accommodation is particularly versatile and set over two levels comprising on the ground floor; **ENTRANCE LOBBY, OPEN-PLAN LIVING ROOM/KITCHEN, WC** and flexible **STUDIO/PLAYROOM/BEDROOM** with **EN-SUITE WETROOM**. There are **THREE BEDROOMS**, a **SHOWER ROOM & BATHROOM** on the upper floor. Hot water is provided by an oil-fired central heating system which warms to under-floor on the ground level & radiators on the first floor. There is a wood-burning stove in the living room and a solar panel is also linked to the central heating/hot water. The windows are double glazed throughout.

Externally the property has a private sheltered courtyard garden with attractive stone wall border. A large **BOILER ROOM** is located to the side of the property and there is private parking adjacent to the entrance gates.

A contemporary property with much character enjoying an enviable position and a most pleasant outlook to Weem Hill to the north and south towards Aberfeldy. Likely to have broad appeal, early viewing is advised.

**Living Room/Kitchen** 29'9" x 18'5"

**Playroom** 21'0" x 19'0"

**Wet Room** 9'4" x 7'8"

**Bedroom One** 16'3" x 13'11"

**Bedroom Two** 16'5" x 14'10"

**Bedroom Three** 15'6" x 8'7"

**Boiler Room** 11'2" x 10'4"









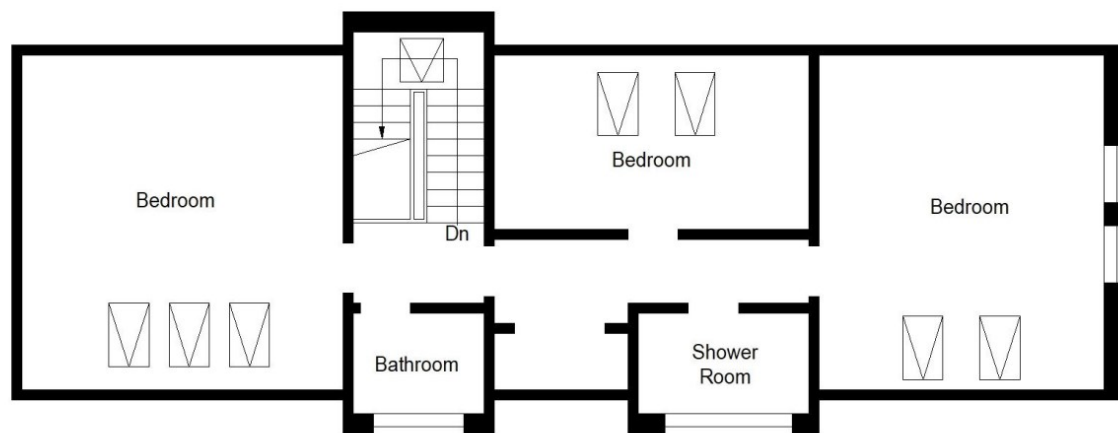




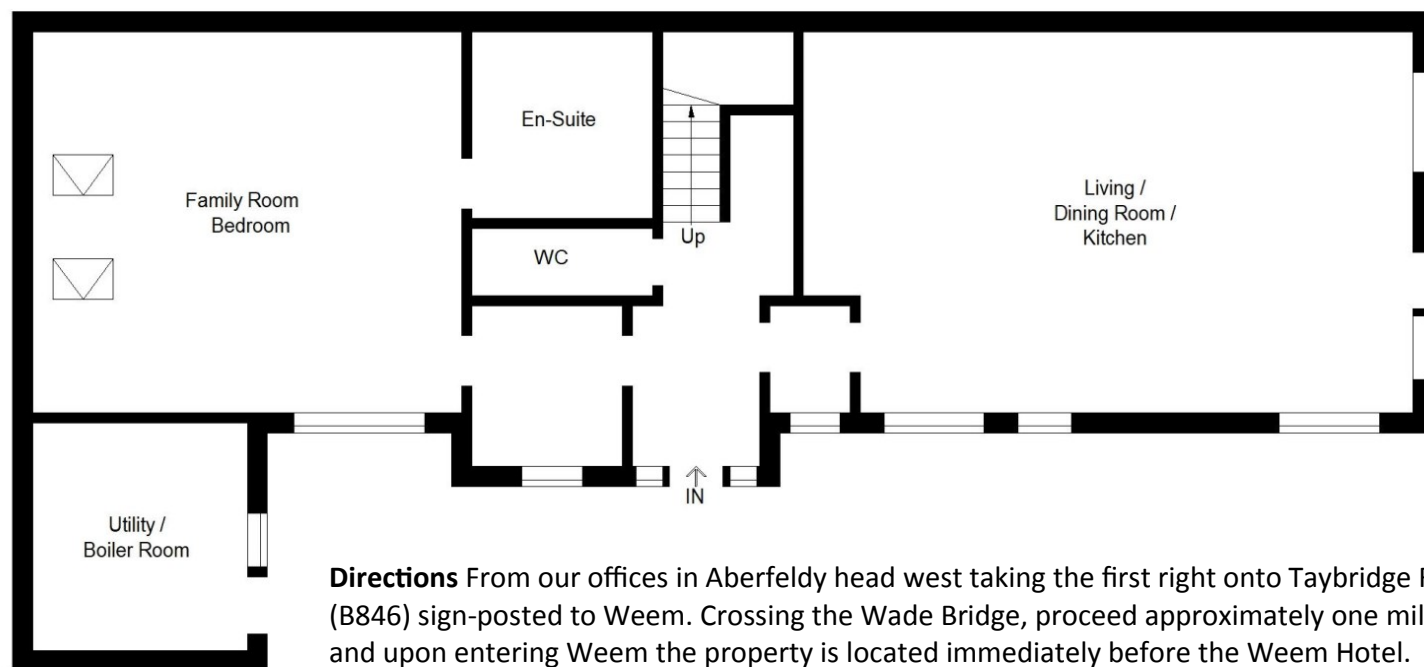


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.





First Floor

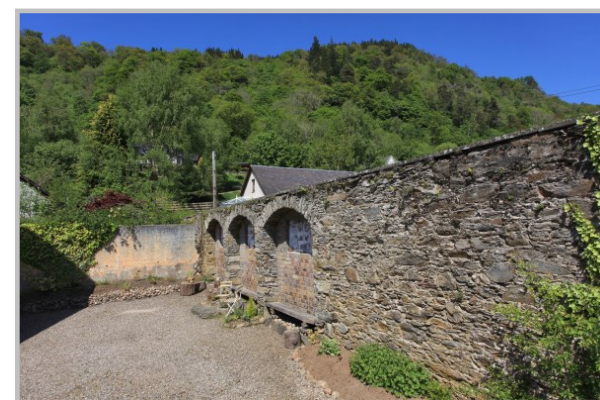


Ground Floor

**Directions** From our offices in Aberfeldy head west taking the first right onto Taybridge Road (B846) sign-posted to Weem. Crossing the Wade Bridge, proceed approximately one mile and upon entering Weem the property is located immediately before the Weem Hotel.

**Viewing** Strictly by appointment through Irving Geddes - 01887 822722

**Energy Performance** Rated 'C' for energy efficiency.



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**Crieff**

25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**

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Tel: 01764 670325

**Aberfeldy**

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