

HIGHLANDS, WEEM, ABERFELDY, PH15 2LD
GUIDE PRICE £470,000



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Irving Geddes are delighted to offer for sale this individually designed detached villa occupying a private elevated situation within the historic Perthshire hamlet of Weem. A substantial home of approx. 300m² enjoying a most generously sized layout incorporating four public rooms and four bedrooms within a split-level design.

The versatile accommodation comprises on the ground floor; VESTIBULE, HALL with WC off, the DINING ROOM, KITCHEN, LOUNGE and SITTING ROOM are all south facing & have doors leading onto an excellent decked patio which wraps around the front of the property. There is a superb FAMILY ROOM with a triple aspect & a large utility room to the rear. There is a flight of stairs from the hall to a mid landing where there are 2 DOUBLE BEDROOMS and a SHOWER ROOM. Stairs from the mid landing lead to the first floor and a further SHOWER ROOM, DOUBLE BEDROOM & MASTER BEDROOM with EN-SUITE BATHROOM & DRESSING ROOM (formally a further bedroom). Accessed from the master bedroom a private roof terrace offers spectacular panoramic views. Highlands is double-glazed and warmed by oil-fired central heating to radiators with underfloor heating in the master en-suite and an inset feature wood-burner in the lounge.

Externally there are large landscaped grounds with ample private parking, double open garage, log stores and timber shed. In front of the decked terrace there is a further paved terrace and an area of lawn which then slopes down to the private road which borders the property to the south. A path leads from the side of the garage to the timber shed and pond, leading behind the property with a backdrop of mature planting and trees. A gate to the rear leads directly to walks through Weem Wood.

A stunning property offering accommodation of rare scale and flexibility. Highlands enjoys a most enviable private position set amidst beautiful rural surroundings yet is within a 5 minute drive of the bustling Highland town of Aberfeldy. Early viewing is advised to appreciate this unique family home.

Ground Floor

Lounge 23'4" x 14'6"	Dining Room 16'10" x 13'6"	Kitchen 21'0" x 13'3"
Family Rm 19'6" x 13'8"	Sitting Room 21'0" x 15'3"	Utility 14'8" x 6'4"

Mid Landing

Bedroom 14'4" x 11'6"	Shower Room 8'0" x 6'0"	Bedroom 14'6" x 10'5"
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First Floor

Bedroom 14'2" x 13'6"	Shower Room 9'4" x 4'6"	Master 15'6" x 14'4"
Dressing Rm 10'6" x 10'10"	Roof Terrace 23'0" x 14'10"	







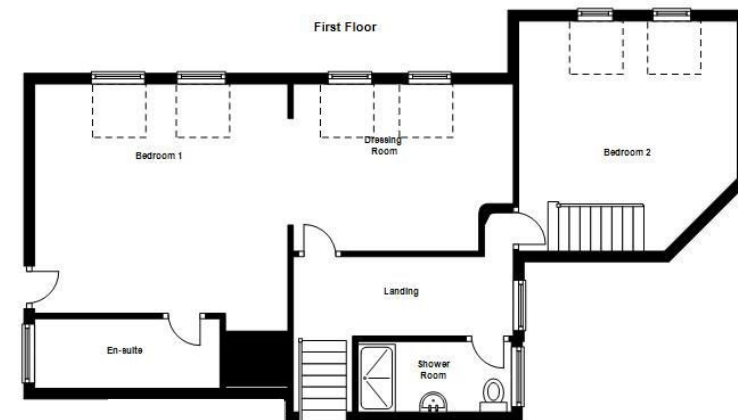
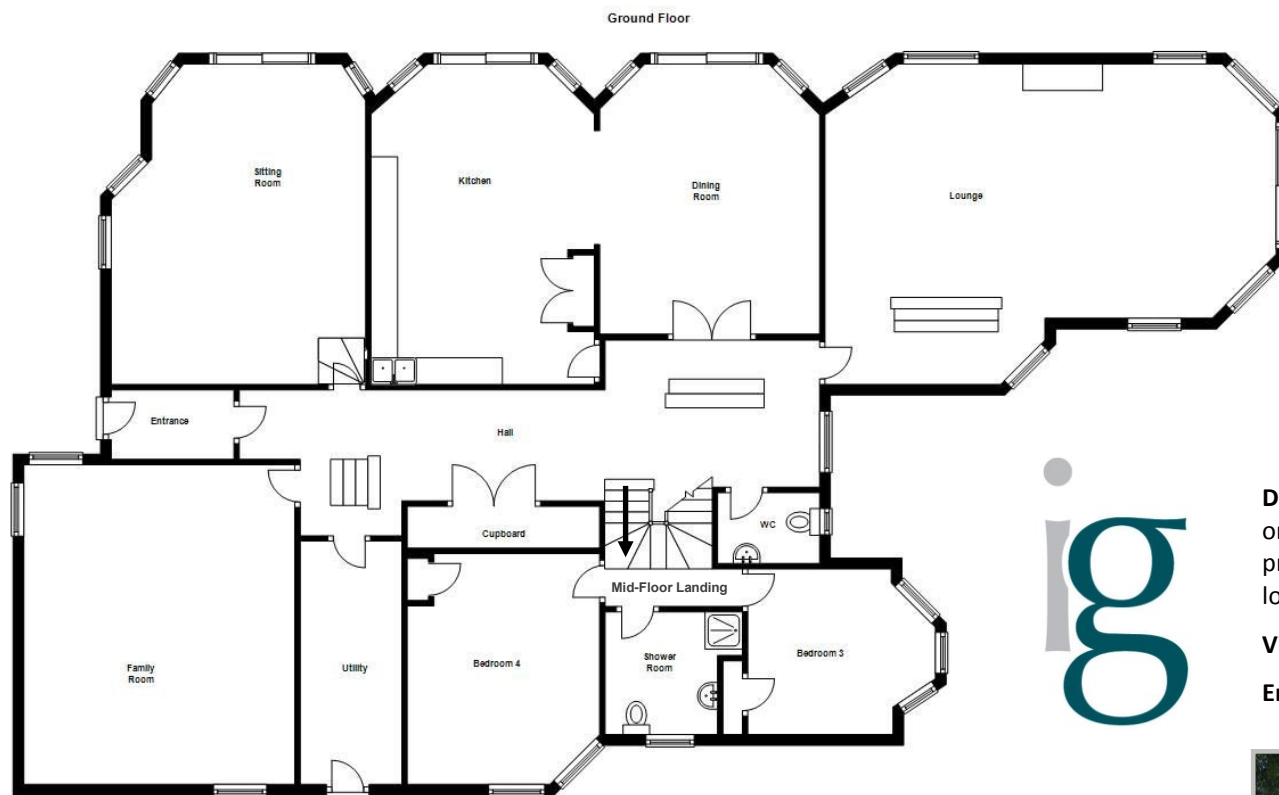


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.









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 at the top of a private road which lies adjacent to the Weem Hotel.

Viewing Strictly by appointment through Irving Geddes - 01887 822722

Energy Performance Rated 'D' for energy efficiency.



Thinking of selling?
Call us now for a free valuation for your own property

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