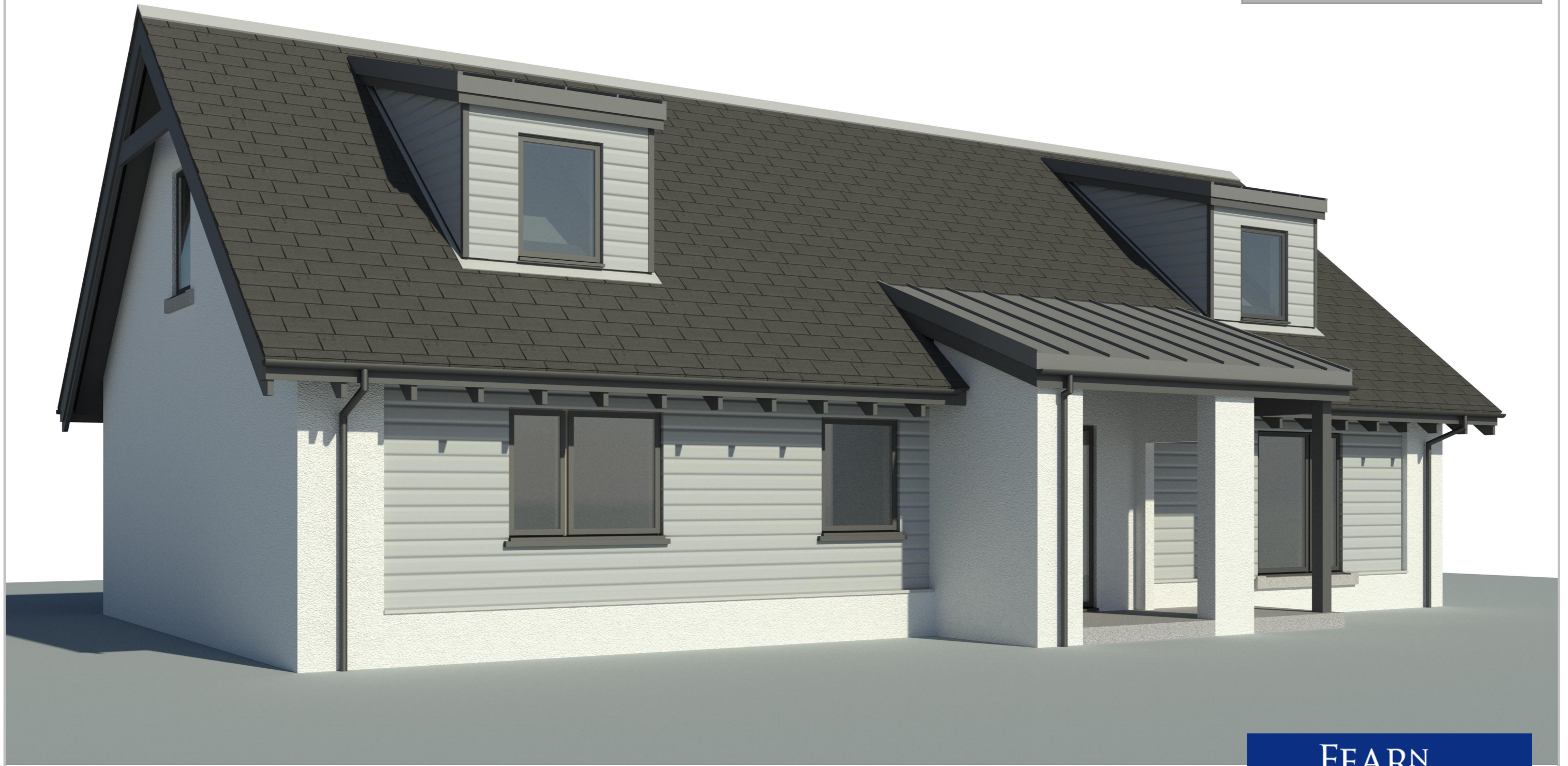


# DUNTUIM DEVELOPMENT

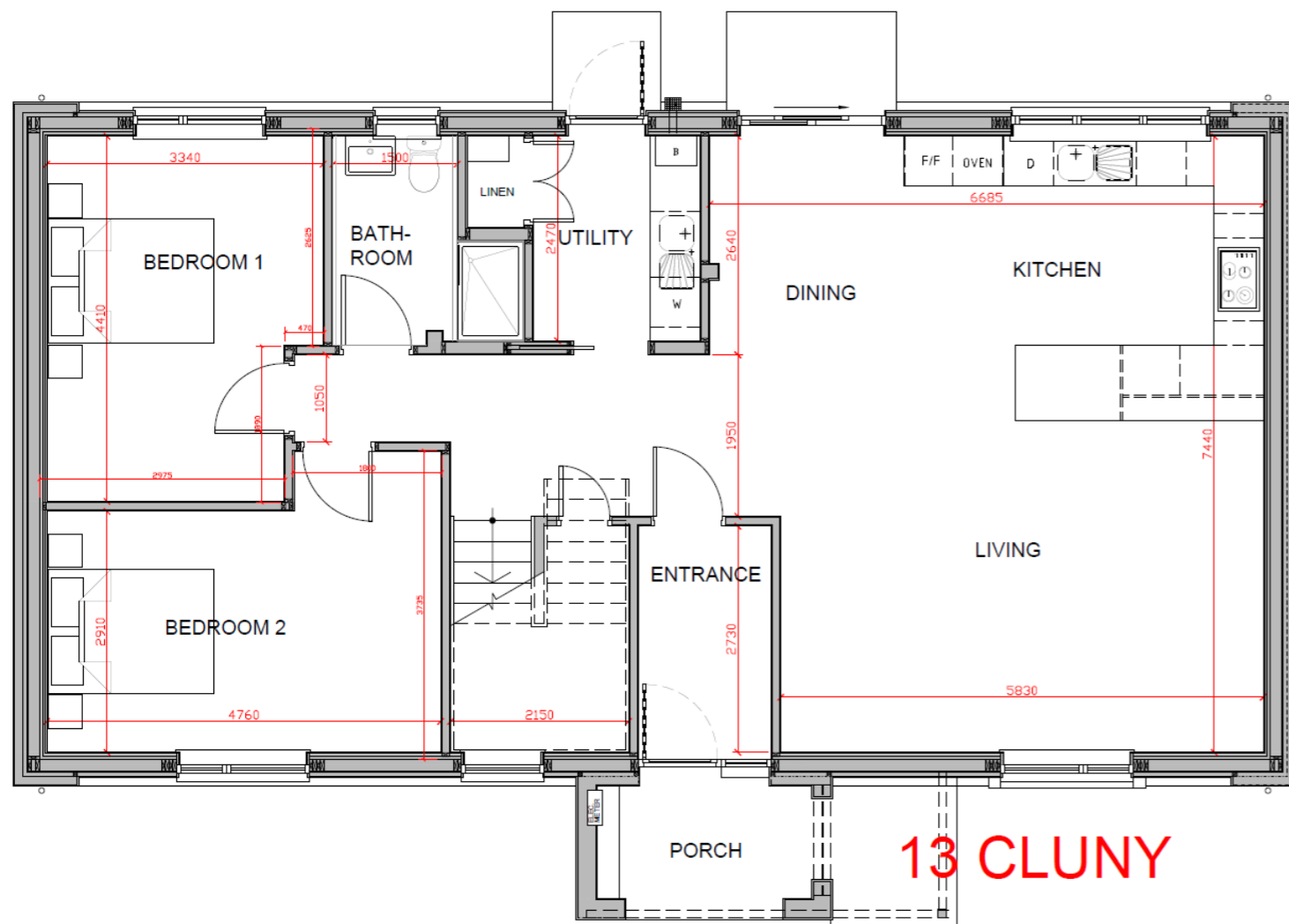
IRVING  
GEDDES

w.s. | solicitors | estate agents



13 CLUNY CRESCENT, ABERFELDY      FIXED PRICE £314,000

FEARN  
MACPHERSON  
CHARTERED ARCHITECTS

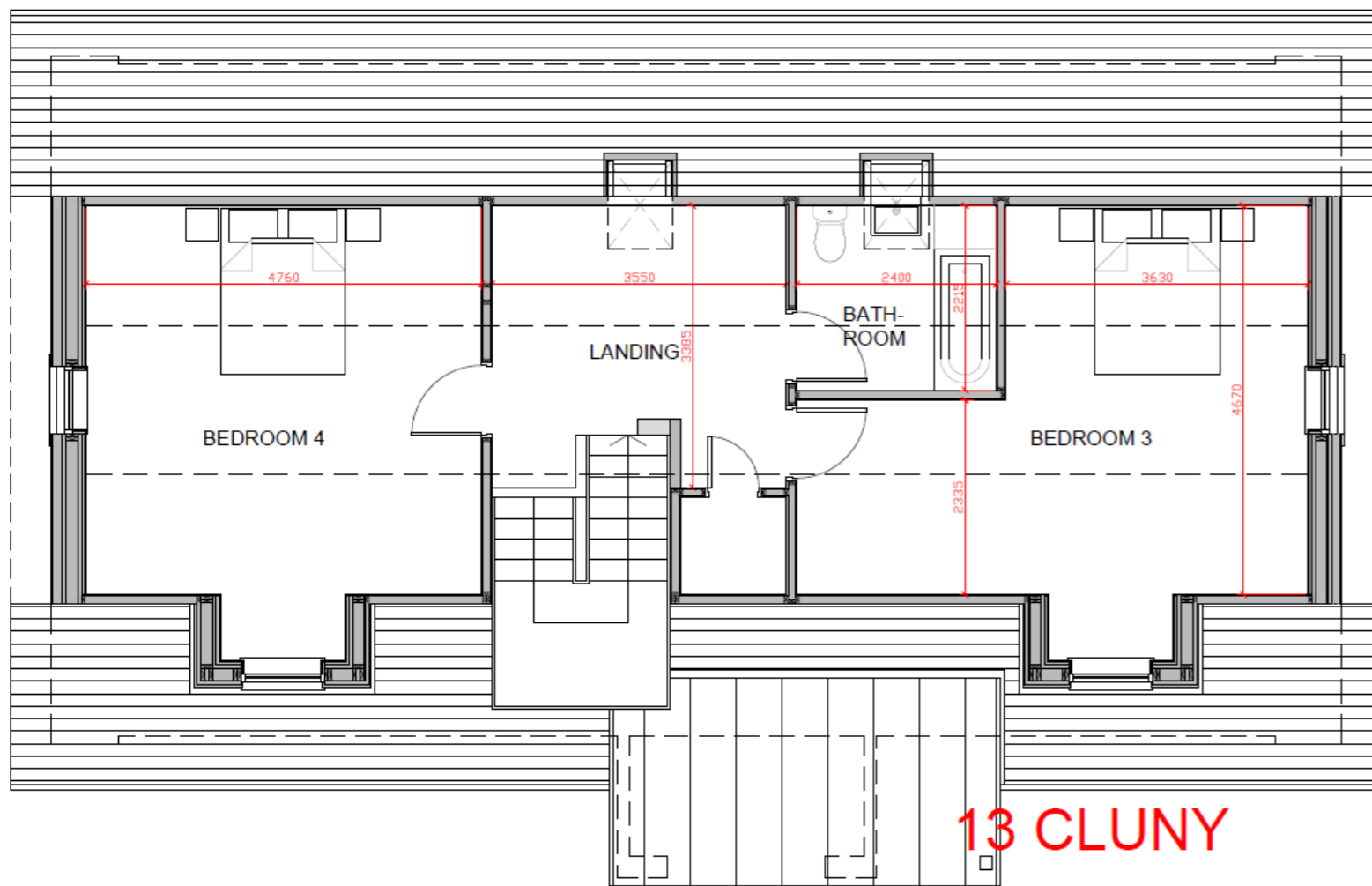


Located at the western edge of Aberfeldy, designed by a local firm of architects, a selection of stunning three and four bed bungalows & villas. Cluny Crescent is phase two of the Duntuim Development, offering eight properties, five of which have been reserved. No.13 is the show home & is a four bedroom villa enjoying a good sized plot.

13 is clad in an attractive silver grey & has accommodation comprising a large covered **porch** with sitting area and **entrance hall** with space for jackets leads into an open plan **lounge/kitchen/diner**. The **lounge** area has wall lights & a large full height window. The fully fitted **kitchen** has a range of base units and includes a solid oak worktop, breakfast bar, ceramic hob, integrated stainless steel double fan oven, integrated fridge/freezer, space for dishwasher and sliding patio doors to garden area. The **utility room** has a door to the rear garden, houses the boiler, sink & drainer, large floor to ceiling cupboard and space for a washing machine. There is a good sized **shower room** & **2 double bedrooms**.

Stairs with storage beneath leads to the upper floor which opens onto a large **landing** with walk-in cupboard and ample space for a study/sitting area. There are two further **double bedrooms** with dual aspect and dormer windows. The **bathroom** is located to the rear and has a bath, WC and wash hand basin.

The floors are laid to limed oak flooring to lounge/kitchen/utility/hall/shower room with carpet to stairs and bedrooms and tiled bathroom. There is recessed lighting throughout with TV points in all rooms. Warmed by gas fired combi boiler and double-glazed throughout. Private gardens to the front and rear with private parking and single garage available for an additional cost.

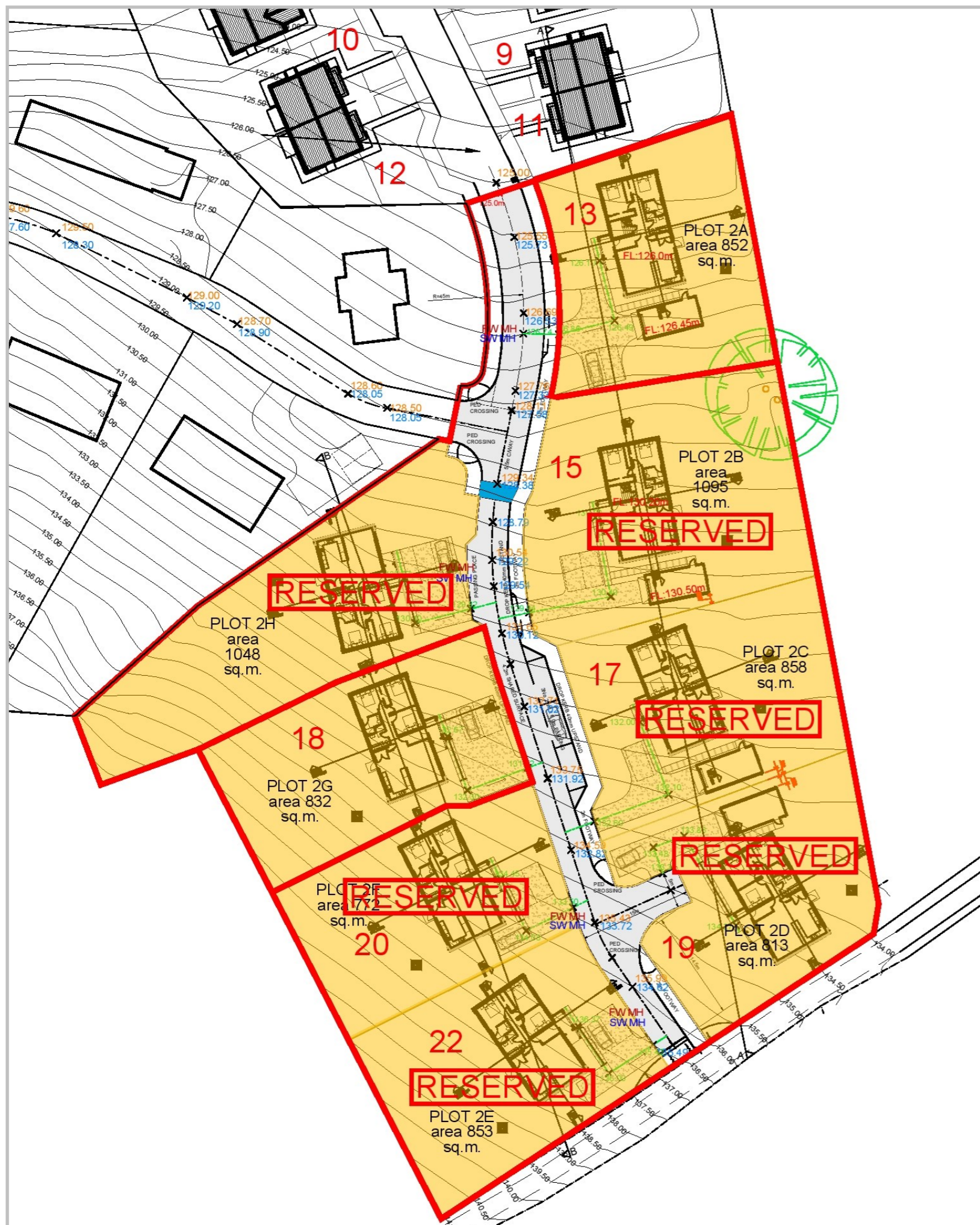




IRVING  
GEDDES  
w.s. | solicitors | estate agents

## 13 CLUNY CRESCENT DUNTUIM RESIDENTIAL DEVELOPMENT





Kitchen Layout Graphic



Rear Projection

Fixed £314,000 - £1,000 reservation & £10,000 upon missives

For further details please contact Irving Geddes  
01887 822722 [drummond@irvinggeddes.co.uk](mailto:drummond@irvinggeddes.co.uk)

**FEARN  
MACPHERSON**

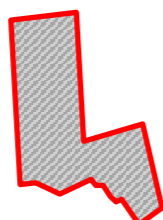
CHARTERED ARCHITECTS

Aberfeldy Business Park, Dunkeld Road, Perthshire, Scotland PH15 2AQ

P: (01887) 820 098 [Rob.Macpherson@FearnMacpherson.com](mailto:Rob.Macpherson@FearnMacpherson.com)



Initial  
Phase



Whole  
Development

### Crieff

25 West High Street  
PH7 4AU  
Tel: 01764 653771

### Aberfeldy

6 The Square  
PH15 2DD  
Tel: 01887 822722

### Comrie

1 Drummond Street  
PH6 2DW  
Tel: 01764 670325

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