

3 LAWERS VIEW

TAYBRIDGE ROAD, ABERFELDY, PH15 2FG

GUIDE PRICE £195,000



IRVING
GEDDES

w.s. | solicitors | estate agents

Irving Geddes are delighted to offer for sale this spacious two bedroom attached dwellinghouse enjoying a private position to the rear of a handsome converted Victorian villa. The property is presented in true move-in condition & is very well proportioned with accommodation comprising private main door access to the rear into a lower hall with doors to a large storage cupboard and **CLOAKROOM**. The large **LOUNGE** has a dual aspect, feature multi-fuel stove and French doors to the front. Off the lounge the fully fitted **KITCHEN** has a range of wall & base units with integrated white goods. There is a spacious **BATHROOM** and two **DOUBLE BEDROOMS** on the upper floor, both with built-in wardrobes. The property is warmed by gas fired central heating and partially double glazed with the single glazed units refurbished 4 years ago. Externally there is private parking and communal grounds.

A charming property enjoying an enviable position and offered in true move-in condition. Likely to have broad appeal. Early viewing advised.

Ideally located with easy access to local amenities and situated adjacent to the putting green & golf club. Within walking distance of the modern community campus offering infant to secondary schooling, library, swimming pool & sports facilities and a short walk to reach numerous restaurants, shops, hotels & cinema. Those interested in outdoor pursuits are well catered for with a large public park and 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.

Factoring: Currently there is a monthly fee of c.£50, which covers garden maintenance, building insurance & communal utility costs.

Viewing: By appointment through Irving Geddes on 01887 822722.

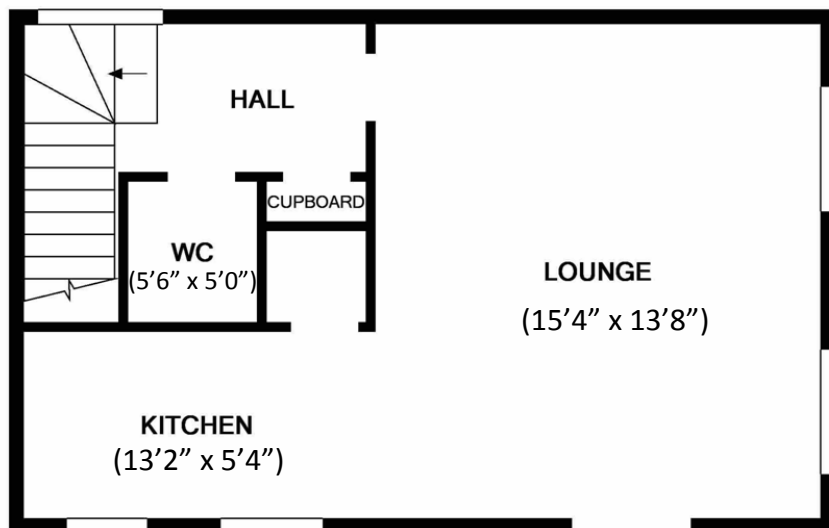
Energy Performance: Rated 'C' for efficiency.



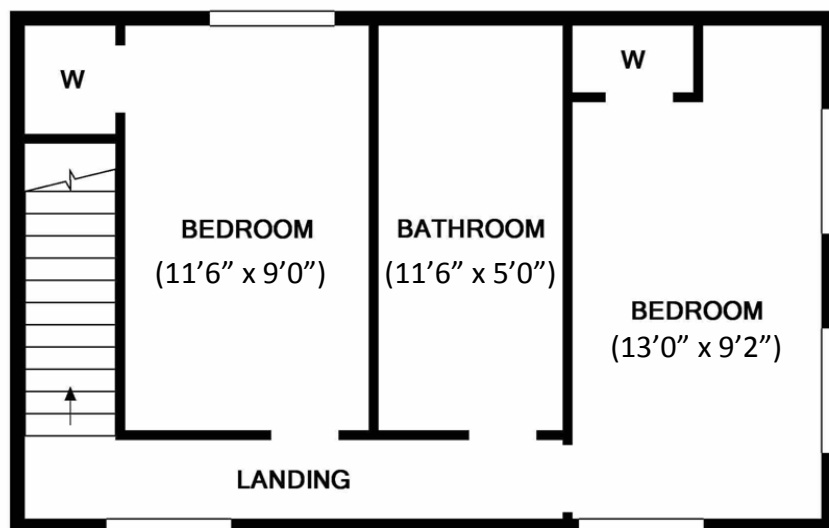




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.



GROUND FLOOR



1ST FLOOR



Viewing Strictly by appointment through
Irving Geddes on 01764 653771.

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

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
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