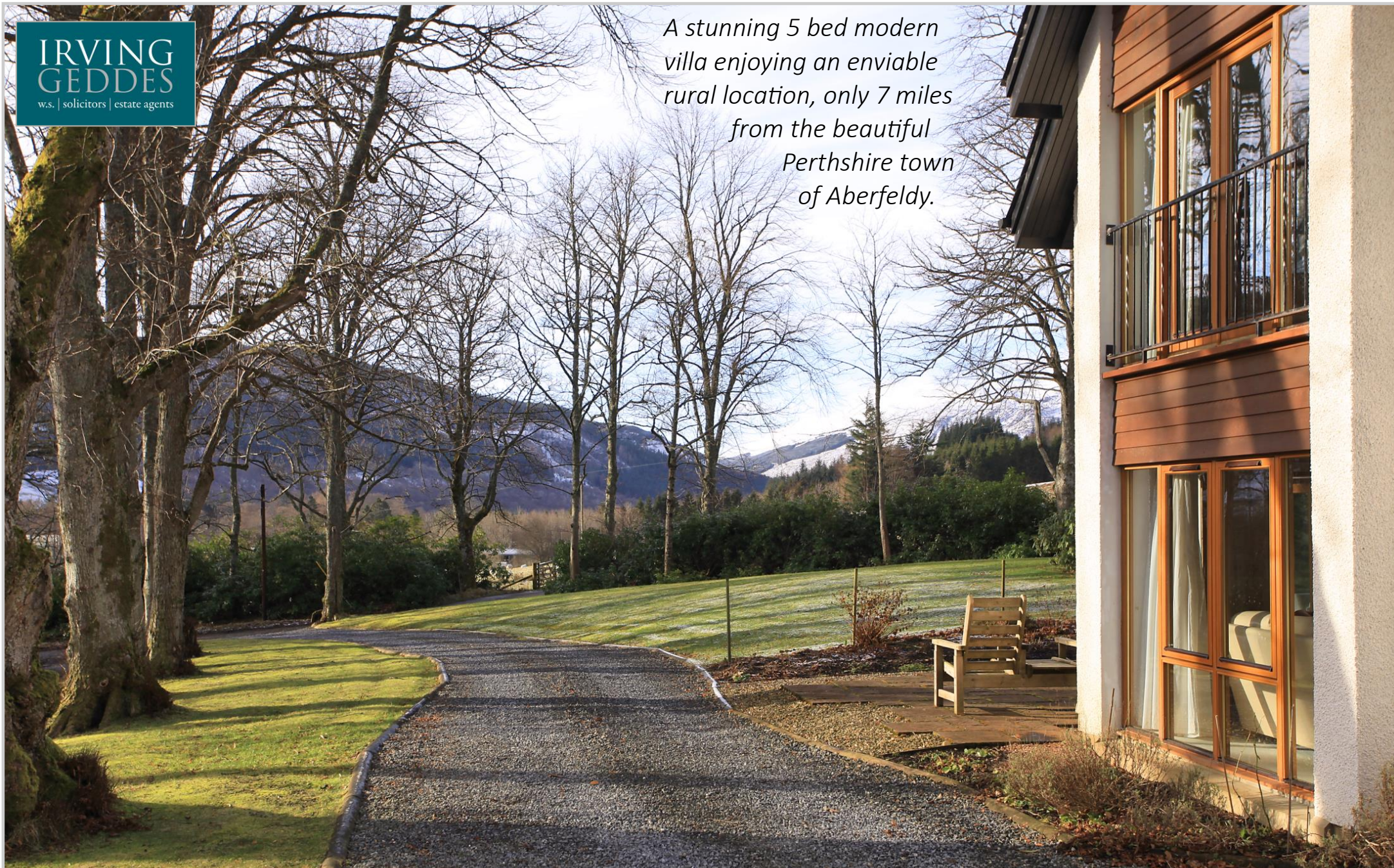




LIME TREES, GARTH, FORTINGALL, PH15 2NF

A stunning 5 bed modern villa enjoying an enviable rural location, only 7 miles from the beautiful Perthshire town of Aberfeldy.



Situation: Enjoying an elevated position above the River Lyon, Lime Trees sits within one of Perthshire's most scenic areas. A diverse landscape and wide range of wild life provide a haven for outdoor enthusiasts, with watersports available on Loch Tay, forest rambles through adjacent woodland, jeep safaris and dramatic hill and mountain climbing. Hunting, fishing and shooting are available locally and there are golf courses in Aberfeldy and Kenmore. Aberfeldy offers a wide selection of independent hotels and restaurants, shops, a large supermarket with fuel, nursery, primary & secondary schooling, swimming pool, library, cinema, health centre, dental practice and veterinary surgery. There is a mainline station at Pitlochry with direct services to Edinburgh and Inverness and a sleeper service to London.



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Located in the hamlet of Garth, a mile from the charming village of Fortingall, & 7 mls from the area's principal town of Aberfeldy, Lime Trees was built for the current owners in 2007. Boasting impressive flexible accommodation over two floors and enjoying a lovely rural setting within the former grounds of Garth House, Lime Trees is presented in immaculate condition. The property is double glazed throughout, with oil fired central heating, mains water & private drainage. The ground floor has under-floor heating with radiators on the upper floor. Externally, manageable gardens extend to 0.6 acre, with paved patios & extensive lawned areas lined with trees to the west and north of the property. The private drive to the front leads to a large private parking area. There is a superb double garage with automatic doors and floored upper level which could easily be adapted to a craft studio or office. Behind the garage are a large wood store & two oil tanks.

A stunning, individually designed family home, enjoying a superb outlook in an idyllic and accessible rural location, Lime Trees is a property of rare quality.



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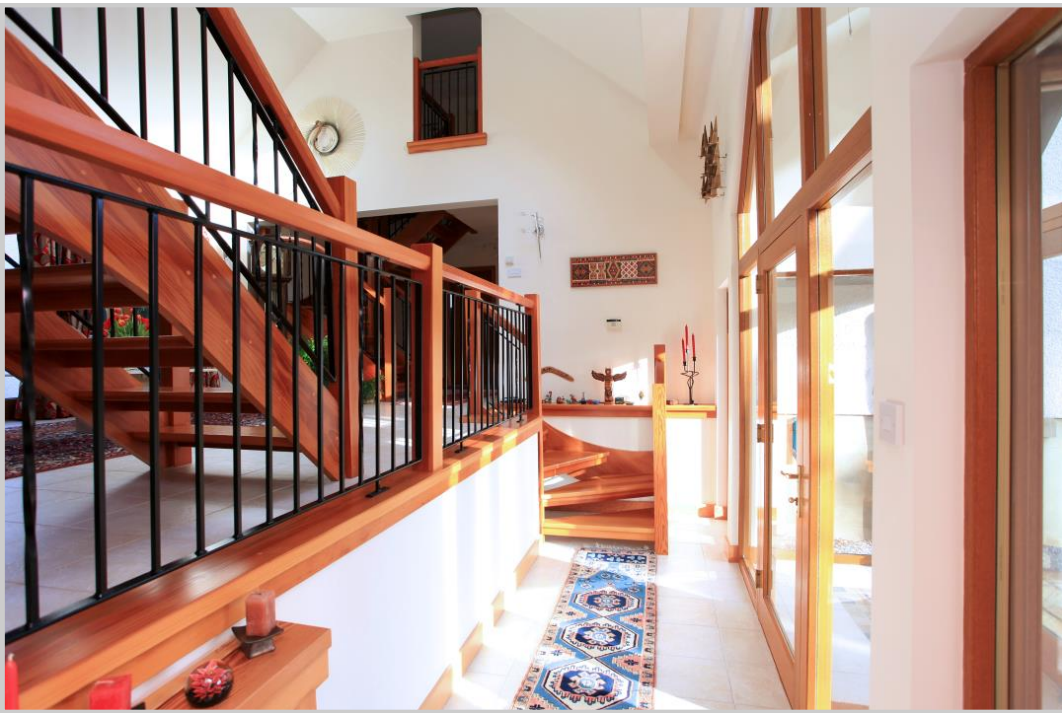
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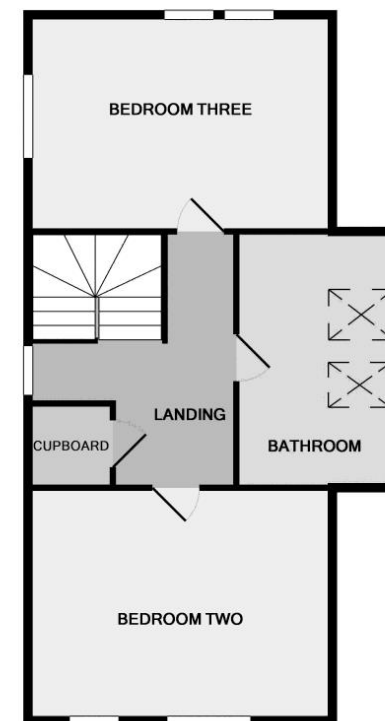
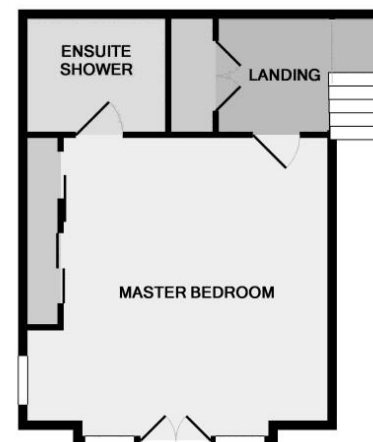
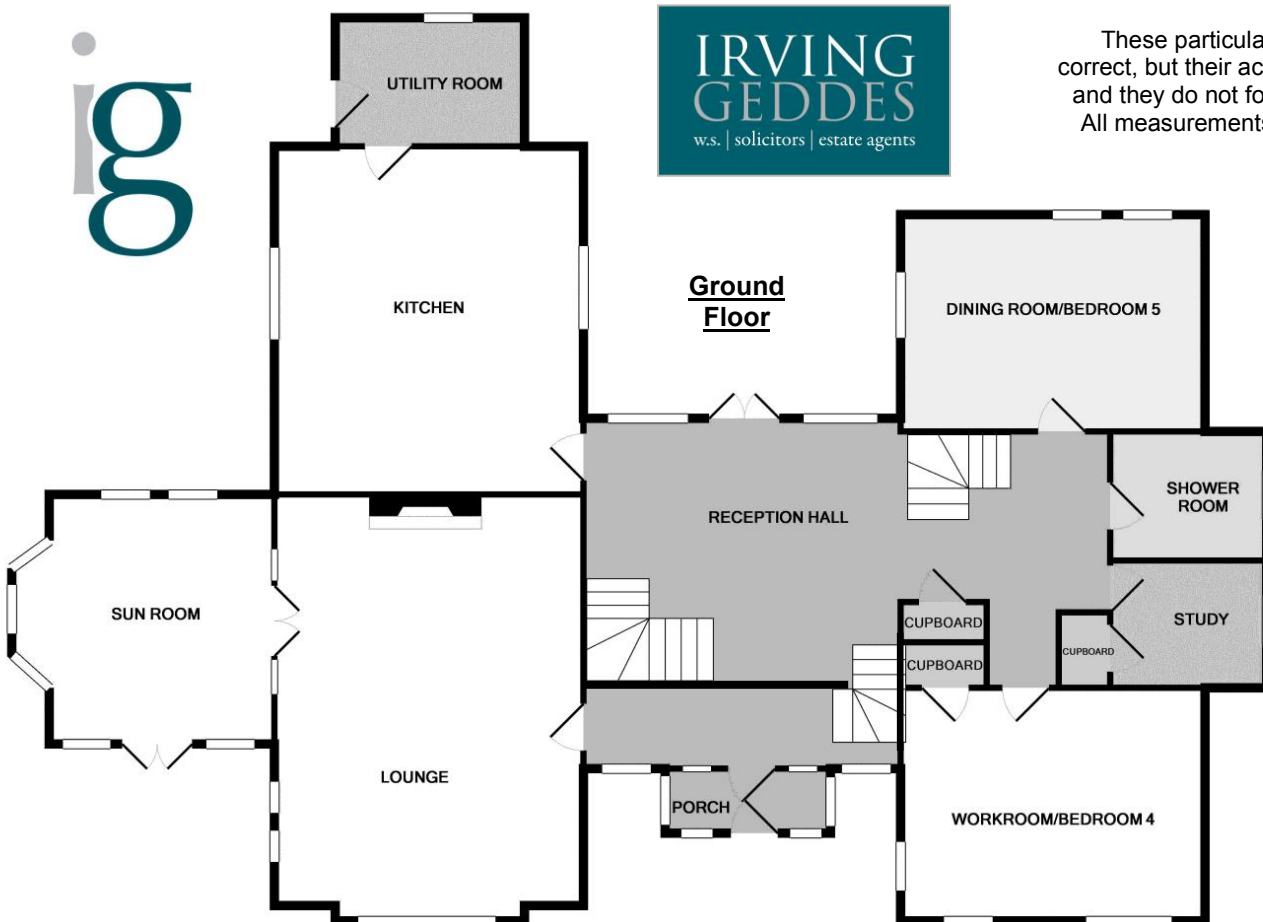
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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

First Floor East

First Floor West

Ground Floor



Ground Floor

A glass panelled vestibule leads to a magnificent split level **Reception Hall** (19'0" x 17'4") flooded with natural light. The hall has a tiled floor, double height ceiling, storage cupboard & twin solid wood staircases with French Doors which lead to the rear patio. Off the hall a beautiful **Kitchen** (19'4" x 16'4") boasting a 4-oven oil fired Aga, a variety of floor and wall units, integrated dishwasher, single electric oven with ceramic hob and extractor over, double ceramic sink and a large central island incorporating a built in fridge and wine fridge with two more cupboards. Adjacent is a kitchen table & chairs. All work surfaces are granite. The **Utility Room** (9'6" x 7'0") which houses the boiler has matching units & granite work surfaces, large Belfast sink, plumbing for a washing machine and space for a tumble dryer. A door leads to the garden. Accessed via the lower section of the hall, a large **Lounge** (22'4" x 16'4") enjoys a lovely outlook over the parkland to the front of the house and to the hills and Ben Lawers to the west. A 'Heta Ora' wood burning stove is a feature of this room. The **Sun Room** (13'4" x 12'4") has windows to three sides, with a west facing bay and French Doors to a paved patio to the south. To the east of the hall is the **Workroom/Bedroom 4** (16'4" x 12'4"), a flexible room with dual windows and a range of storage cupboards. Adjacent is the **Study/Office** (8'0" x 7'0") which looks to the garage and side garden area. Here there is a useful store cupboard. The attractive **Shower Room** (8'0" x 7'0") has a contemporary suite comprising large corner cubicle, wash hand basin, WC and electric towel rail. The **Dining Room/bedroom 5** (16'4" x 12'4") overlooks the rear garden and patio area.

Upper Floor East Landing with balcony overlooks the hall and provides access to all accommodation and a large storage cupboard. **Bedroom 2** (16'4" x 12'4") a bright airy room, overlooks parkland at the front of the house. The **Family Bathroom** (14'4" x 8'0") is adjacent and has a double ended roll top bath, twin sinks, wc, shower cubicle and electric towel rail. The floor is tiled with Amtico. **Bedroom 3** (16'4" x 12'4") is dual aspect overlooking the back garden and patio.

Upper Floor West The west staircase leads to a landing with built in storage and then to the **Master Bedroom** (15'4" x 14'10") which is dual aspect with a Juliet balcony overlooking the parkland at the front & side windows looking to the west as far as Ben Lawers. The **En-Suite Shower Room** (9'6" x 8'4") has a large cubicle, WC, WHB, wall mounted mirrored cabinet & electric towel rail. The floor is tiled with Amtico.

Additional Information

Included in the sale are all carpets (excluding rugs), light fittings, the kitchen table and chairs, the three marble occasional tables in the lounge, wardrobes in bedroom 2 and the two sets of picnic tables and seating outside.

Viewing Strictly by appointment through Irving Geddes - 01887 822722

Energy Performance Rated 'D' for efficiency.

Guide Price £695,000 **Home Report Value** £700,000



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