



BALDANE, URLAR ROAD, ABERFELDY, PH15 2ET

OFFERS OVER £199,000

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

Baldane, Urlar Road, Aberfeldy, PH15 2ET

Irving Geddes are delighted to offer for sale this spacious detached three bed bungalow enjoying a private setting in the former grounds of Guinach House. The grounds were split into exclusive residential plots, the majority of which have been built, with two remaining. Baldane enjoys large private gardens and parking, with an attractive open outlook to the front. Located only a short drive into the centre of Aberfeldy & within easy walking distance of the Breadalbane Community Campus.

The property is presented in move-in condition and is very well proportioned with open-plan public rooms comprising a large lounge and dining kitchen, with small utility room off. There are three double bedrooms & spacious bathroom. The property is warmed by electric heating and is double glazed throughout. There is private parking to the rear and side of the property & the fully enclosed garden has been attractively landscaped and comprises a large area of lawn, planted beds, rockeries and patio. A fine home enjoying a lovely setting and likely to have broad appeal. Early viewing is advised.

Certain items, including furniture, white goods and quality greenhouse are available through separate negotiation.

Baldane is adjacent to the modern community campus, which offers infant to secondary schooling, library, swimming pool & sports facilities and only a short drive 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.

Lounge (20'6" x 12'4")

Bedroom One (12'6" x 10'6")

Bedroom Three (10'4" x 8'4")

Dining Kitchen (16'10" x 10'0")

Bedroom Two (11'8" x 10'2")

Bathroom (8'4" x 6'4")



www.irvinggeddes.co.uk





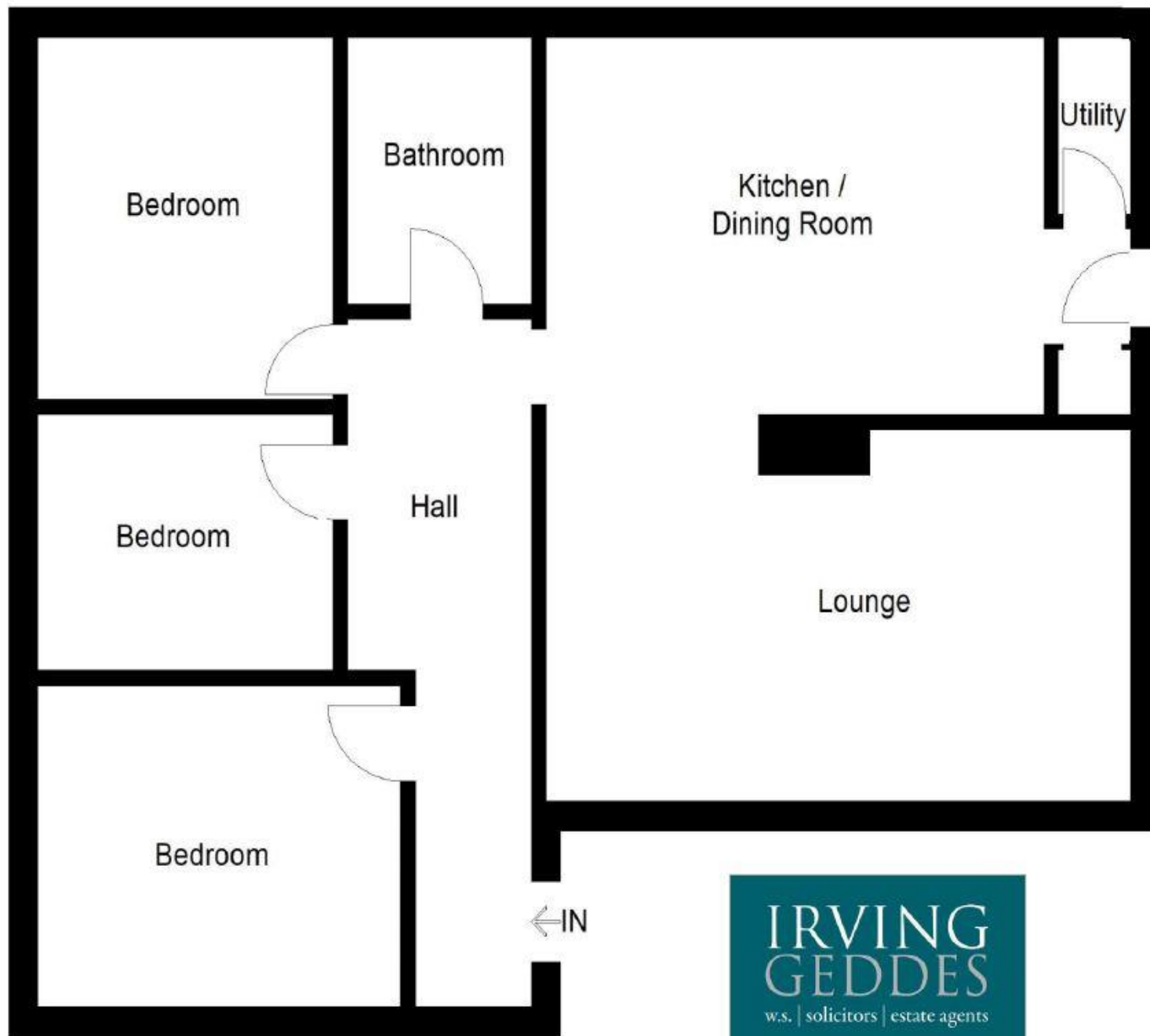
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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Viewing

By appointment through Irving Geddes on 01887 822722.

Energy Performance: Rated 'E' for efficiency.

Council Tax: Band E

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Thinking of selling?

Call us now for a free valuation for your own property.

Crieff

25 West High Street, PH7 4AU
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Aberfeldy

6 The Square, PH15 2DD
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