

DUNTUIM DEVELOPMENT

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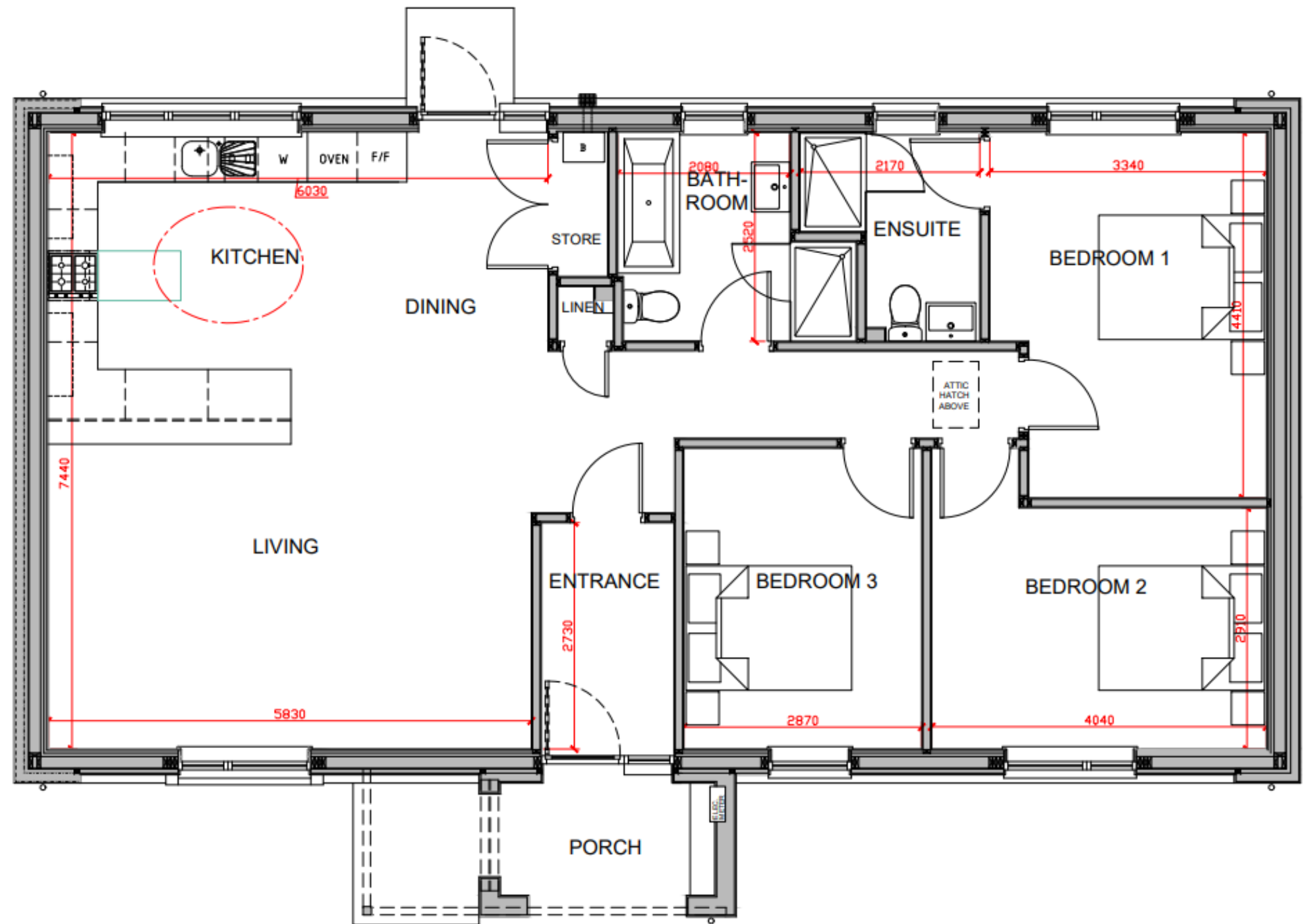


18 CLUNY CRESCENT, ABERFELDY FIXED PRICE £278,000

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CHARTERED ARCHITECTS

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Located at the western edge of Aberfeldy, designed by a local firm of architects, a selection of stunning three and four bed bungalows and villas. Cluny Crescent is phase two of the Duntuim Development, offering eight properties, five of which have been reserved. No.18 is a large three bedroom bungalow enjoying an elevated position with an open aspect to the rear.

18 Cluny Crescent is clad in an attractive 'sand yellow' & 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 is located to the front and open to the fully fitted **kitchen** which includes a large full height cupboard, range of dove grey units, breakfast bar, electric hob, integrated dishwasher & tall fridge/freezer, stainless steel chimney extractor, stainless steel double tower fan oven and space for washing machine. Door to rear garden. The **family bathroom** has a bath, WC, WHB & separate walk in shower. The **master bedroom** has an **en-suite shower room** and there are two further **double bedrooms**. 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 to the front and side.

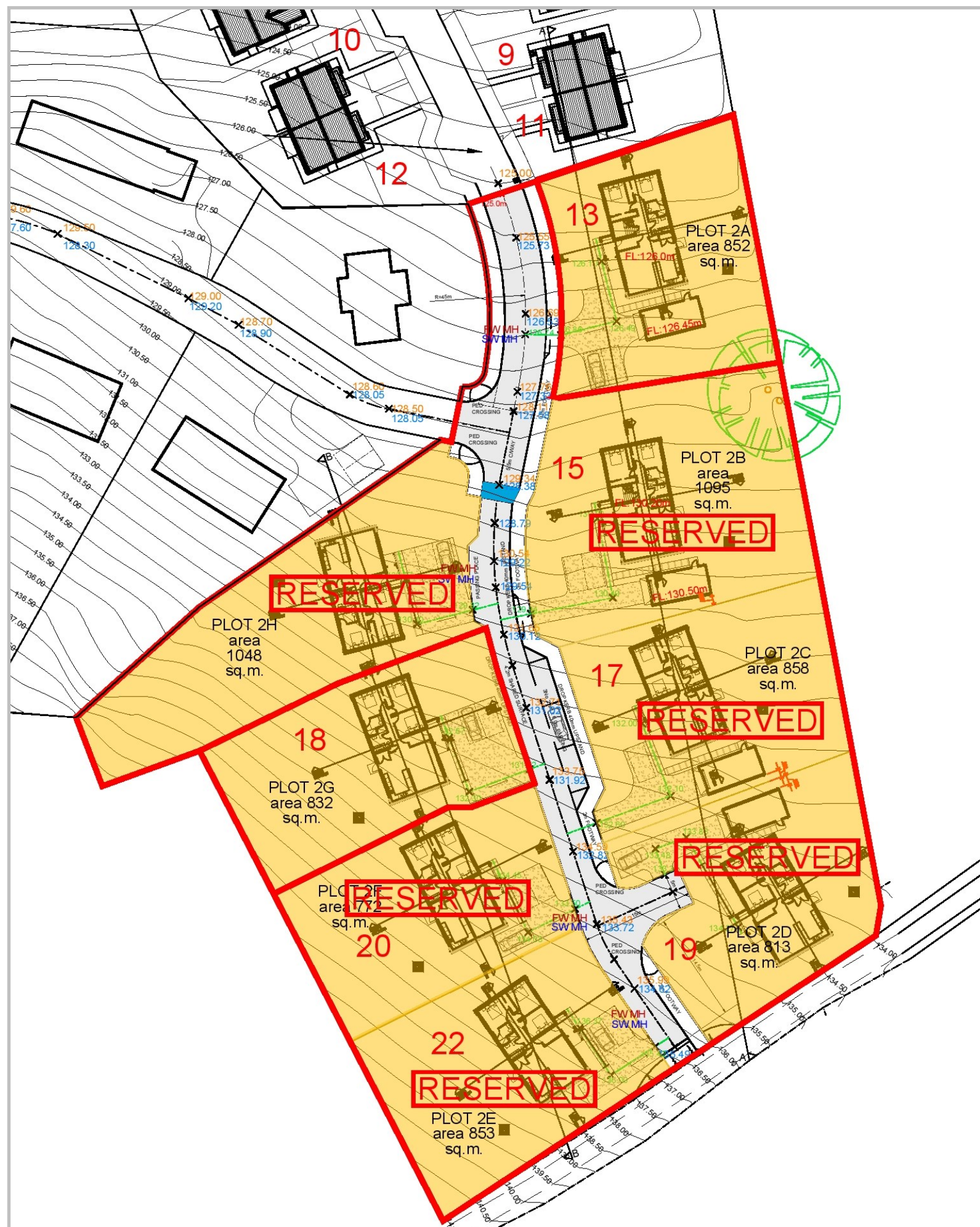
DUNTUIM RESIDENTIAL DEVELOPMENT

18 CLUNY CRESCENT

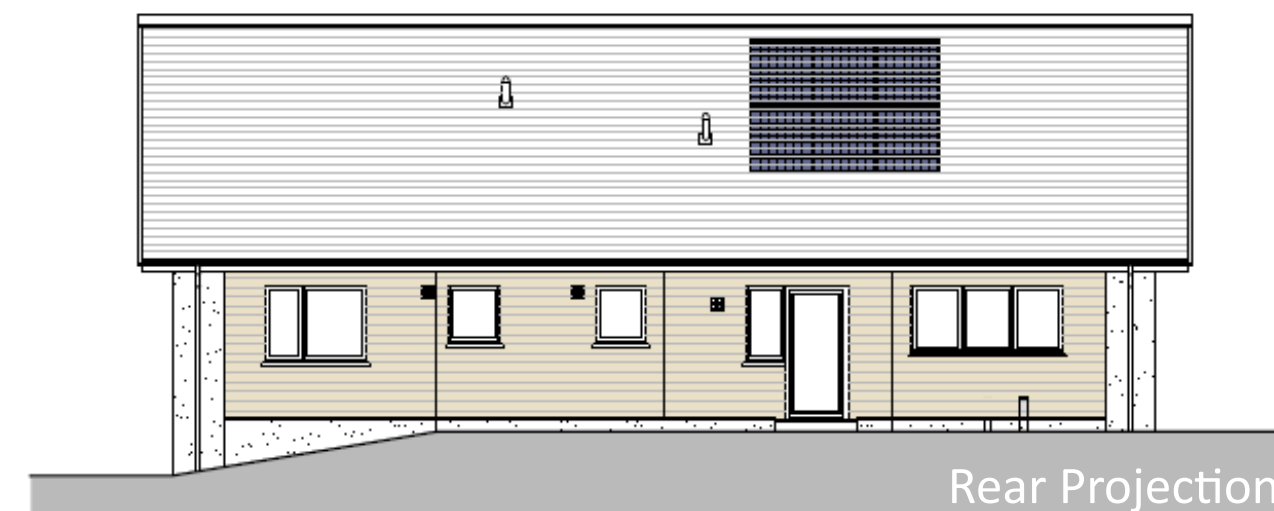


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Kitchen Layout Graphic



Fixed £278,000 - £1,000 reservation & £10,000 upon missives

For further details please contact Irving Geddes
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MACPHERSON**

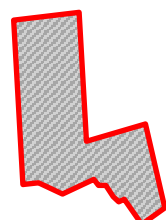
CHARTERED ARCHITECTS

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Initial
Phase



Whole
Development

Crieff

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