



DILEAS  
21 CHAPEL STREET, ABERFELDY, PH15 2AS

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Irving Geddes are delighted to offer for sale this beautifully presented two bedroom main door ground floor flat enjoying a central location within the popular Perthshire town of Aberfeldy. The property benefits from private gardens & private parking, and a well proportioned layout comprising; HALLWAY with large storage cupboards, spacious LOUNGE, two DOUBLE BEDROOMS, both with built-in storage, and contemporary KITCHEN and SHOWER ROOM.

The property has fully enclosed private front and rear gardens. The front is laid to lawn, as is the extensive rear garden, which is bordered by fence and hedging. In addition, there are raised beds, a timber shed and private parking to the rear, as well as unrestricted on-street at the front.

A property in true move-in condition, offering much appeal. Likely to be a welcome addition to the market & early viewing is advised.

The property is ideally located within an easy walking distance to all local amenities. A modern community campus offers infant to secondary schooling, library, swimming pool & sports facilities & is a short distance away as are numerous independent shops, restaurants, hotels & cinema. Those interested in outdoor pursuits are well catered for with a large public park, cricket ground, tennis & bowls club, golf course & woodland walks. Loch Tay is 6miles away & there are numerous mountain walks within close proximity.

**Viewing** strictly by appointment through Irving Geddes on 01887 822722.

**Energy Performance** Rated 'D' for efficiency. **Council Tax Band 'A'**

**Video Walkthrough** [https://youtu.be/fndZb8cVb\\_A](https://youtu.be/fndZb8cVb_A)

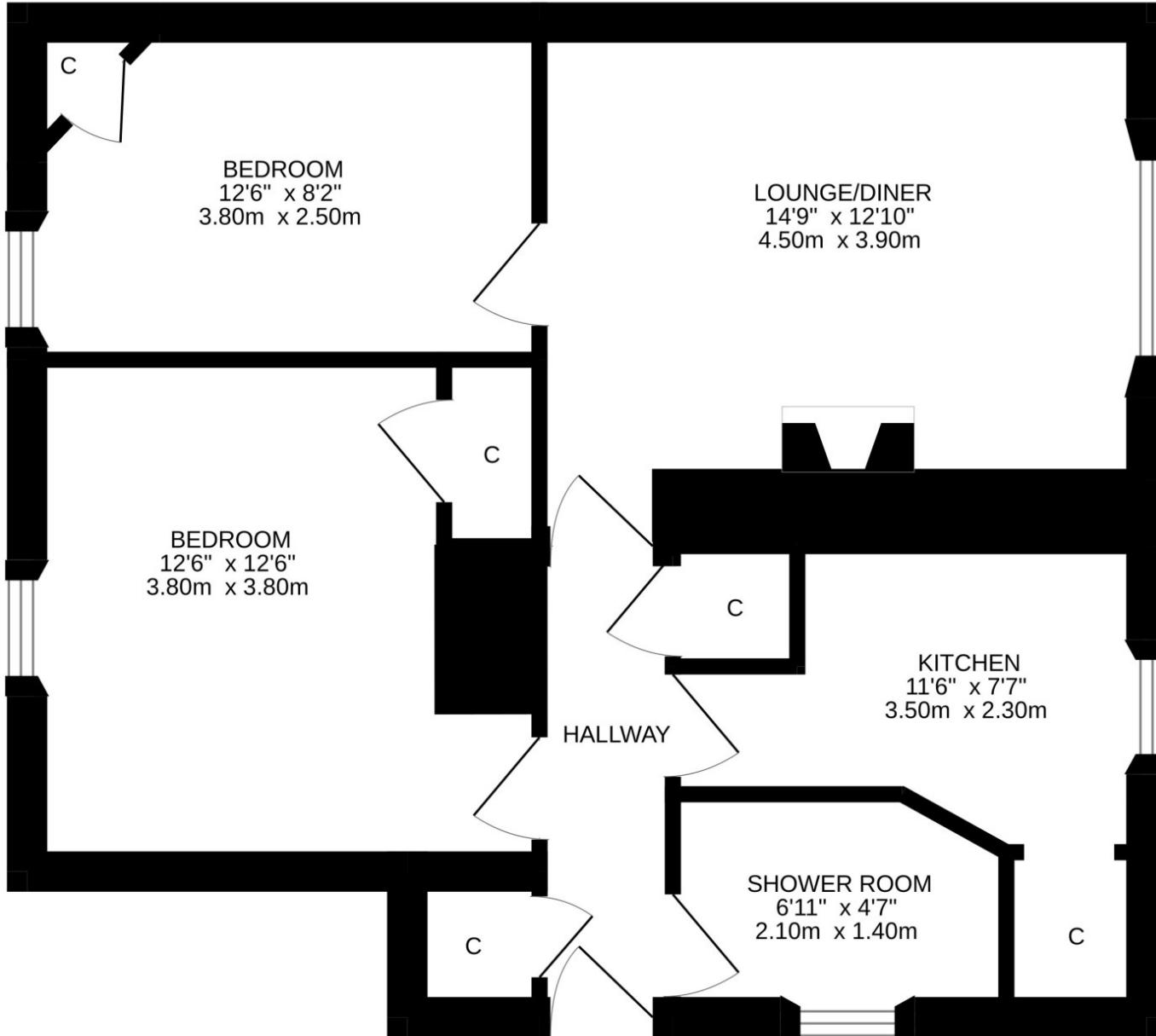




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.







**IrvingGeddes**  
W.S. • Solicitors • Estate Agents





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