

1 LAWERS VIEW

TAYBRIDGE ROAD, ABERFELDY, PH15 2FH





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Irving Geddes are delighted to offer for sale this stunning, generously proportioned 2 bedroom attached property, occupying a corner position within a handsome period building. Enjoying an enviable location with fine views and within walking distance of the full range of amenities in the bustling highland town of Aberfeldy. Set over two floors, boasting an array of exceptional period features, with the ground floor comprising a beautiful VESTIBULE, substantial RECEPTION HALL with feature staircase & CLOAKROOM off, DINING KITCHEN with bay window, & large LOUNGE with bay & open fire. The UPPER HALL leads to a spacious FAMILY BATH-ROOM with slipper bath & separate shower, and 2 DOUBLE BEDROOMS, the master benefits from an EN-SUITE SHOWER ROOM, and is of notable size, with a tremendous dual aspect. Externally there are well maintained communal grounds and private parking.

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

An singular home full of rare quality & size, enjoying an enviable location and beautiful views across the local golf course and the historic Wade Bridge, spanning the River Tay.

Energy Performance Rated 'E' for efficiency. **Council Tax** Band 'E'

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

Video Walkthrough <https://my.matterport.com/show/?m=A53WPAi8wYj>

Information Mains electric, gas, water & drainage. We understand that a monthly fee of £50 is paid to a resident's association covering garden maintenance and communal utility costs.

Irving Geddes
W.S. • Solicitors • Estate Agents

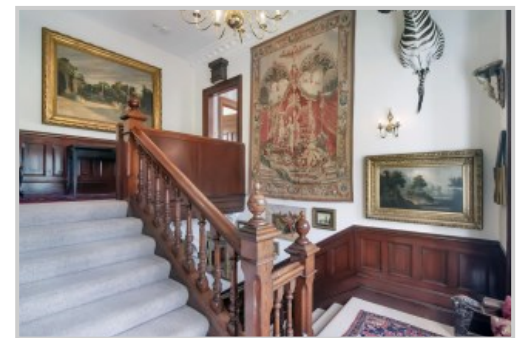






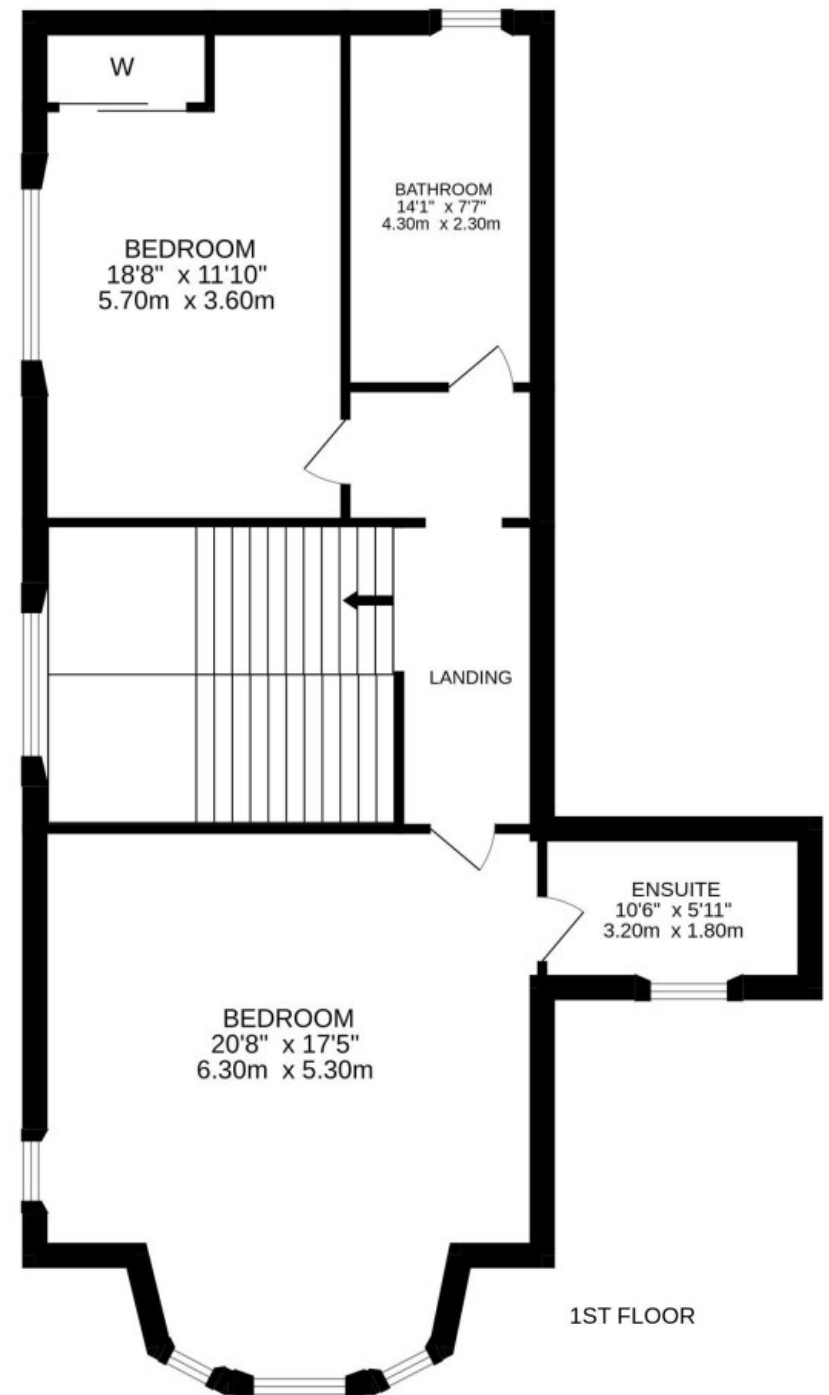
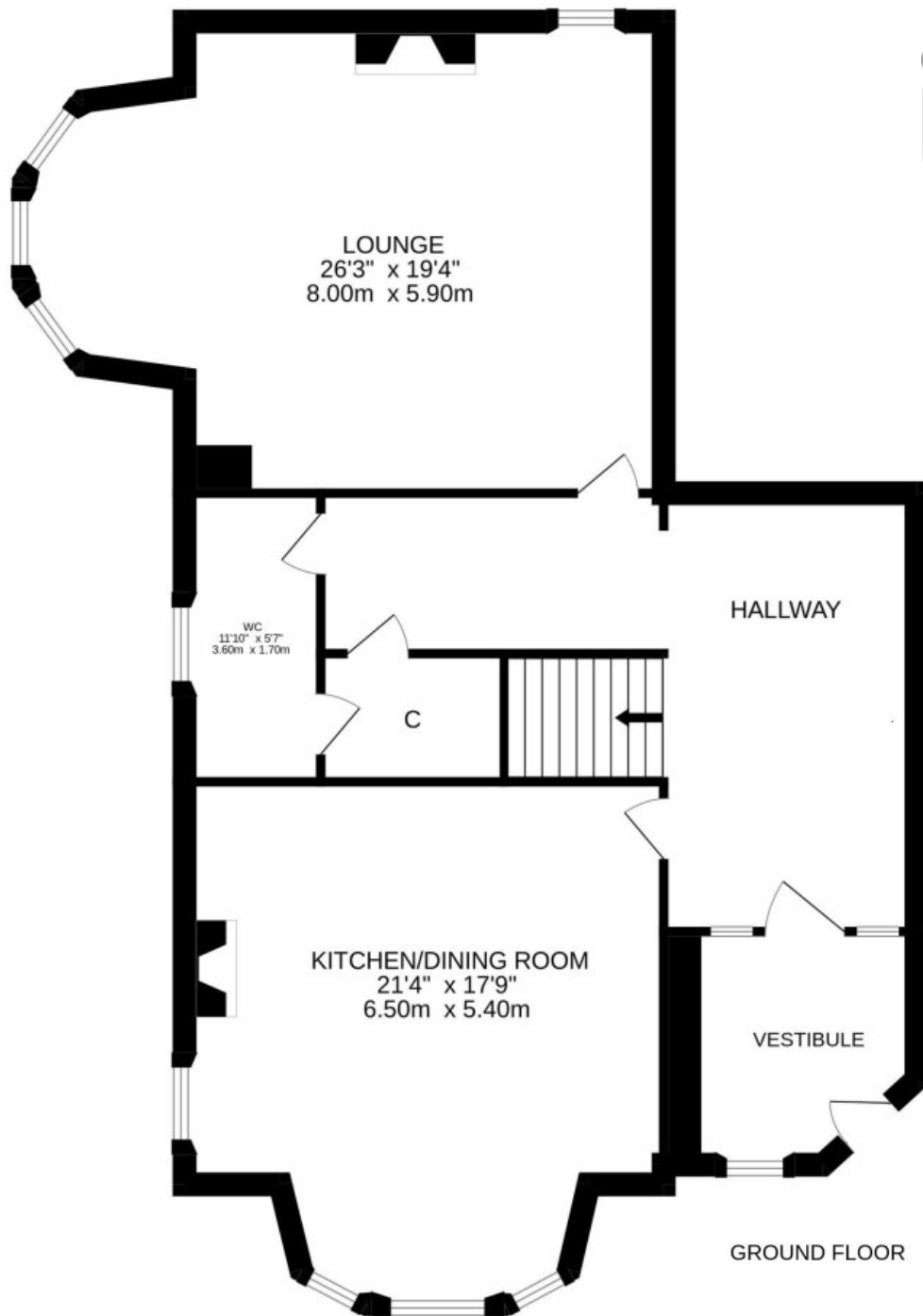
















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