

UPPER NOVAR  
HOME STREET, ABERFELDY, PH15 2AJ



## UPPER NOVAR, HOME STREET, ABERFELDY, PH15 2AJ

Irving Geddes are delighted to offer for sale this very well presented and spacious two bedroom main door upper floor conversion of a handsome detached period villa. Centrally located in a mature residential area of the ever popular Perthshire town of Aberfeldy, the property boasts attractive private gardens, driveway, detached garage & a fantastic BBQ hut. The private main door access is to the rear, entering into a lower lobby with stairs to the upper floor. The sizeable central hall has a walk-in storage cupboard & provides access to all the accommodation, which comprises; DINING KITCHEN, large LOUNGE, TWO DOUBLE BEDROOMS (the master being particularly generous in size) and BATHROOM.

Private fully enclosed garden grounds comprise a paved/chipped drive with ample parking leading to a large detached single garage with workshop area to the rear. The garage benefits from power & lighting, electric roller door and floored attic area with Velux windows and may offer scope for further development. The rear area has mature planting and trees, attractive stone wall & mature hedge border and an area of lawn. A notable feature is the excellent timber BBQ hut which has power and lighting, with internal seating surrounding a BBQ/firepit.

Ideally located with easy access to local amenities, with a short walk to numerous independent shops, restaurants, hotels and cinema, and the modern community campus, which offers infant to secondary schooling, library, swimming pool and sports facilities. 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, with numerous mountain walks within close proximity.

A most charming property enjoying an enviable location, ample living space, private gardens & parking, and offered in true move-in condition. Likely to have broad appeal, early viewing advised.

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

**Viewing** Strictly by appointment through Irving Geddes - 01764 670325.

**Video Walkthrough** <https://my.matterport.com/show/?m=wxEnX29vASW>

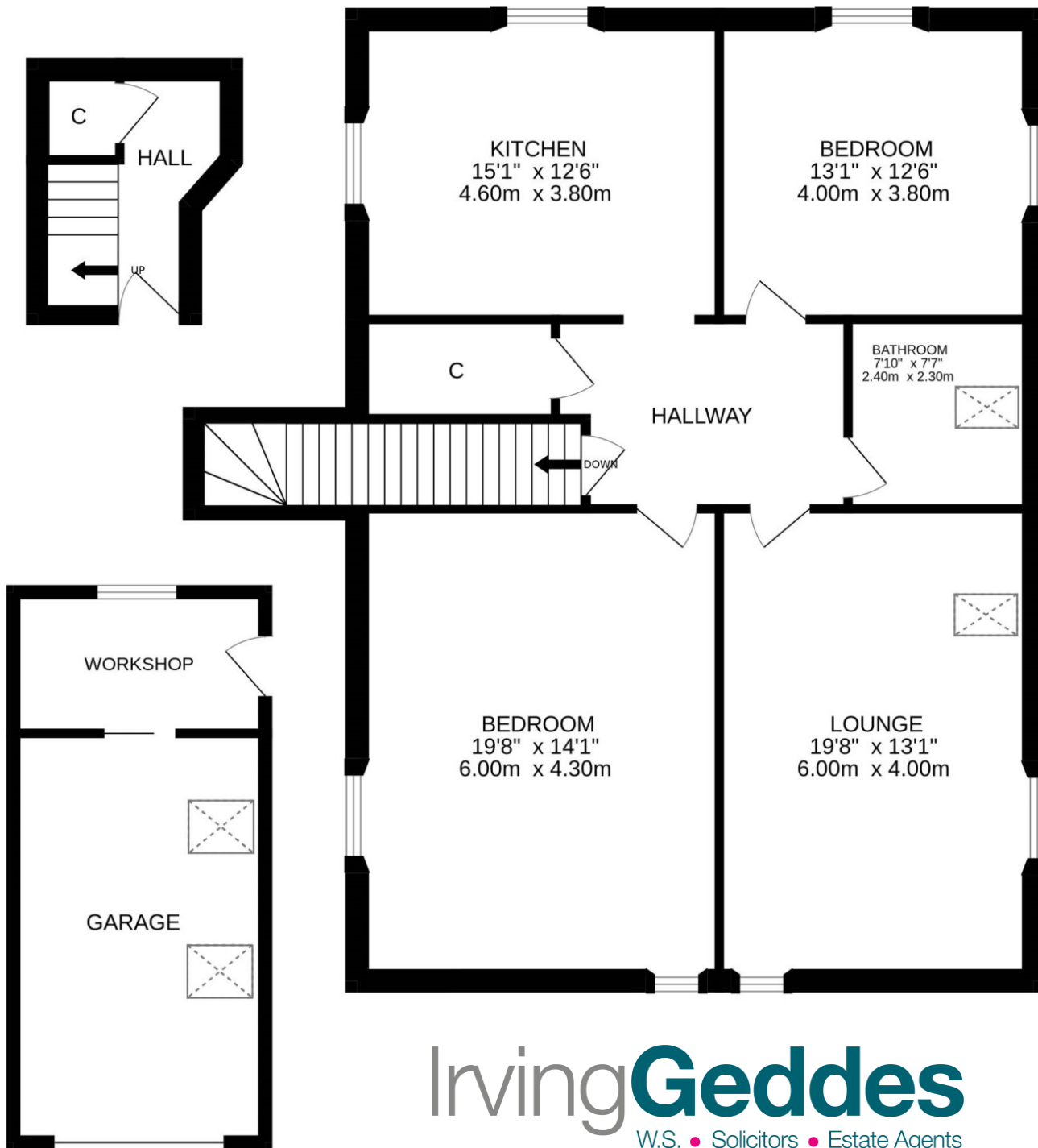
**Services** Mains electric, gas, water and drainage.















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





**Crieff**  
25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**  
6 The Square, PH15 2DD  
Tel: 01887 822722