

4 Burns Brae

Aberfeldy, Perthshire, PH15 2ER

IrvingGeddes
W.S. • Solicitors • Estate Agents





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Irving Geddes are delighted to offer for sale this immaculately presented, newly decorated & carpeted 3 bedroom detached bungalow enjoying a private cul-de-sac location within a small modern development in the popular Perthshire town of Aberfeldy. Sitting within attractive gardens with an elevated rear section from which a tremendous westerly outlook is enjoyed. A generously sized layout comprising a spacious HALL with storage, large LOUNGE, contemporary DINING KITCHEN (fitted Dec'21) with under-floor heating, open to a UTILITY area, SINGLE BEDROOM, TWO DOUBLE BEDROOMS (master EN-SUITE SHOWER refitted March'22) and FAMILY BATHROOM. The property is double glazed & warmed by gas fired central heating (new boiler fitted Sept'22). There is a large section of photovoltaic panels on the southerly-facing roof pitch.

Externally there are beautiful landscaped grounds. The front has a mono-bloc driveway leading to an attached single garage, with EV charge point, area of lawn and mature hedge border. There is paved patio in the fully-enclosed rear garden, a long stone wall retaining a large mature-planted section rising to a strip of lawn at the rear. Paved steps access this area which boasts fine mountains views. There is an additional section of lawn to the side with a timber shed and further steps to a paved patio area set amongst the mature plants.

An individual home in true move-in condition, enjoying a prime location in one of Perthshire's most sought-after towns. Likely to be a welcome addition to the market, early viewing is advised.

4 Burns Brae is ideally located, with a short walk into local amenities. A modern community campus offers infant to secondary schooling, library, swimming pool & sports facilities and is a short distance away, as are numerous independent shops, restaurants, hotels and 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 6 miles away & there are numerous mountain walks within close proximity.





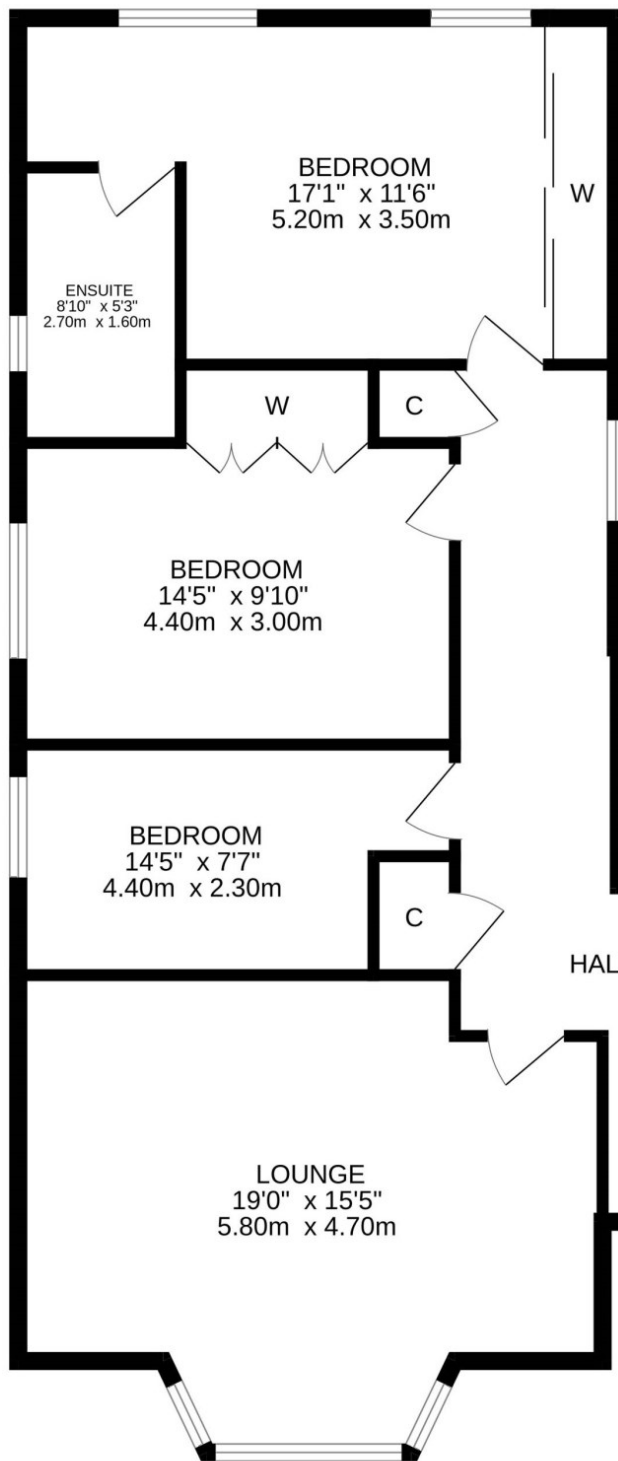












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.
All measurements are approximate only.

Energy Performance Rated 'C'

Council Tax Band 'E'

Services

Mains Water, Drainage, Electric & Gas.

Viewing

Strictly by appointment through
Irving Geddes.

Video Tour

<https://my.matterport.com/show/?m=2do84HVJ3xN>

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