



13 Fishers Way, Aberfeldy, PH15 2FR

Irving Geddes are delighted to offer for sale the Lomond Group's latest development. This beautifully designed two bedroom main door lower apartment boasts open plan living with exclusively designed kitchens with integrated appliances. A uniquely designed apartment within a block of four, with a layout comprising; HALLWAY with storage, TWO FURNISHED BEDROOMS Including built-in wardrobes, BATHROOM and open-plan LOUNGE/KITCHEN. There are two parking spaces and communal gardens. Floor coverings and blinds are included in this sale, & purchasers will have a 10 year property warranty.

The development is ideally located, with a short walk to the centre and numerous independent shops, restaurants, hotels and cinema. Aberfeldy also has a modern community campus offering infant to secondary schooling, library, swimming pool & sports facilities. 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.

A £99 reservation fee applies with additional information available on the process for securing a unit.

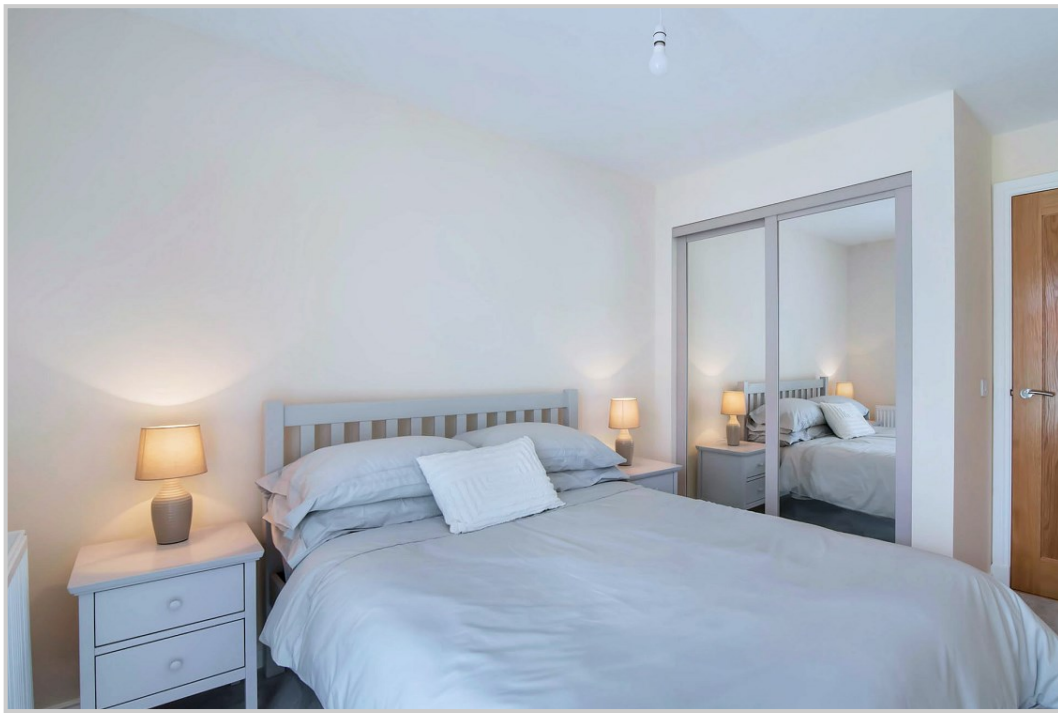
Video Tour - <https://my.matterport.com/show/?m=ovECnyAVfq4>

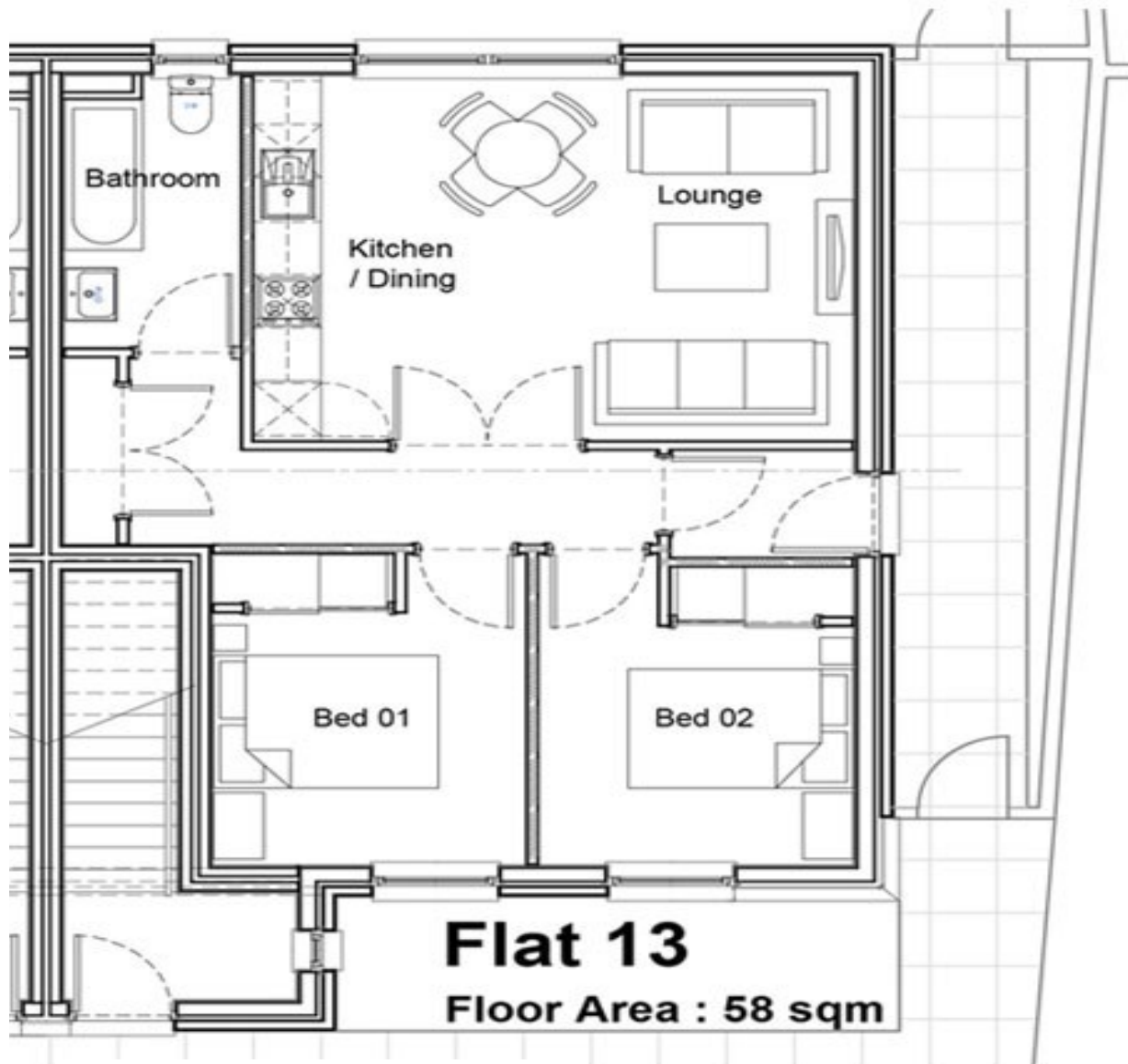
Fishers Development - <https://www.youtube.com/watch?v=g-s-CbreyvY>











ROOM	PLOT 12 & 13 Length (mm)	PLOT 12 & 13 Breadth (mm)
Kitchen / Dining	4120	2300
Lounge	4120	3020
Bathroom	3070	1560
Bed 01	3525	2770
Bed 02	3525	2790

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. They are provided as a general guide and may be subject to change. All measurements are approximate only.

Lomond Group pride themselves on the supreme quality of finish in their properties, as is obvious from the excellent standard features such as the exclusively designed kitchens with integrated appliances or the stylish and attractive sanitary ware completed with Porcelanosa tiling. Lomond Group is a family business with over 35 years' experience in house building and timber frame manufacturing. A leading developer of bespoke, luxury homes, whether it be a new build or design and build, they work with customers to ensure they deliver the quality and attention clients expect. By manufacturing their own timber frame kits they can offer flexibility from the start. Lomond Group is all about delivering the highest quality and specification.

KITCHEN

- Stylish furniture with sleek handle design & choice of doors
- Laminate worktops
- Neff Hide and Slide Integrated Oven
- Neff Integrated microwave
- Neff Integrated dishwasher
- Neff Integrated fridge/freezer
- Neff Induction hob
- Low energy chrome downlights
- Brushed chrome electrical face-plates
- USB Socket
- Space for Washing Machine/Tumble Dryer

BATHROOM

- Vitra sanitaryware
- Shower over bath
- Vado brassware
- Heated towel rail
- Fully Porcelanosa tiled walls
- Fully Porcelanosa tiled floor
- Low energy chrome downlights
- Contemporary sink with integrated storage
- Merlin shower screen



EN-SUITE (where applicable)

- Vitra sanitaryware
- Overhead shower
- Heated towel rail
- Vado brassware
- Fully Porcelanosa tiled walls
- Fully Porcelanosa tiled floor
- Low energy chrome downlights
- Merlin shower door

INTERNAL

- TV sockets in lounge, kitchen and all bedrooms
- Phone points in Lounge and Hall cupboard
- Light pendant to the attic (where applicable)
- Central gas heating system, complete with thermostatically controlled radiators
- Lomond-designed white skirtings and facings
- High quality pre finished oak internal doors
- Contemporary doors to all wardrobes

SECURITY & SAFETY

- Alarm system with keypads and PIR sensors
- Contemporary lighting to external doors
- Fitted front door bell
- Mains-wired smoke detectors
- Carbon monoxide detectors
- Checkmate 10 year warrant

EXTERNAL

- Constructed to current thermal & air tightness standards, giving greater thermal efficiency
- High efficiency gas boiler
- High performance, double glazed, white uPVC windows with multi-point locking
- Ultra fast fibre broadband available to each plot
- Monoblock driveway
- Turf to front garden (where applicable)
- Top soil to back garden
- Fencing to boundary (where applicable)
- Outside water tap (bungalow plots only)
- 1 Outside weatherproof external socket (bungalow plots only)
- PV solar panels



Thinking of selling?

Call us now for a free valuation for your own property.

Crieff

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Aberfeldy

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