

7 Wade Place  
Aberfeldy, PH15 2AZ

IrvingGeddes  
W.S. • Solicitors • Estate Agents





Irving Geddes are delighted to offer for sale this well presented three bedroom mid-terrace villa enjoying a quiet cul-de-sac location in a popular residential area of Aberfeldy. The property enjoys private front and rear gardens and is offered in move-in condition.

The layout is set over two floors and comprises on the ground floor; HALL with storage cupboard and stairs to upper floor, large LOUNGE, fitted BREAKFASTING KITCHEN with W.C. & storage off, with door to rear garden. There is a landing with storage, 2 DOUBLE BEDROOMS, a SINGLE BEDROOM/STUDY and SHOWER ROOM on the upper floor. There are private fully enclosed garden grounds to the front and rear, the rear laid with gravel and paving, with timber shed. The front again laid with paving. Warmed by electric storage heaters and double glazed throughout. Un-restricted on street parking adjacent to the property.

A property enjoying an excellent central location and one likely to have broad appeal, early viewing is advised.

Ideally located with easy access to local amenities, a short walk to numerous independent shops, restaurants, hotels & 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 with-in close proximity.

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

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

**Video Walkthrough** <https://my.matterport.com/show/?m=TP8p729MNZg>

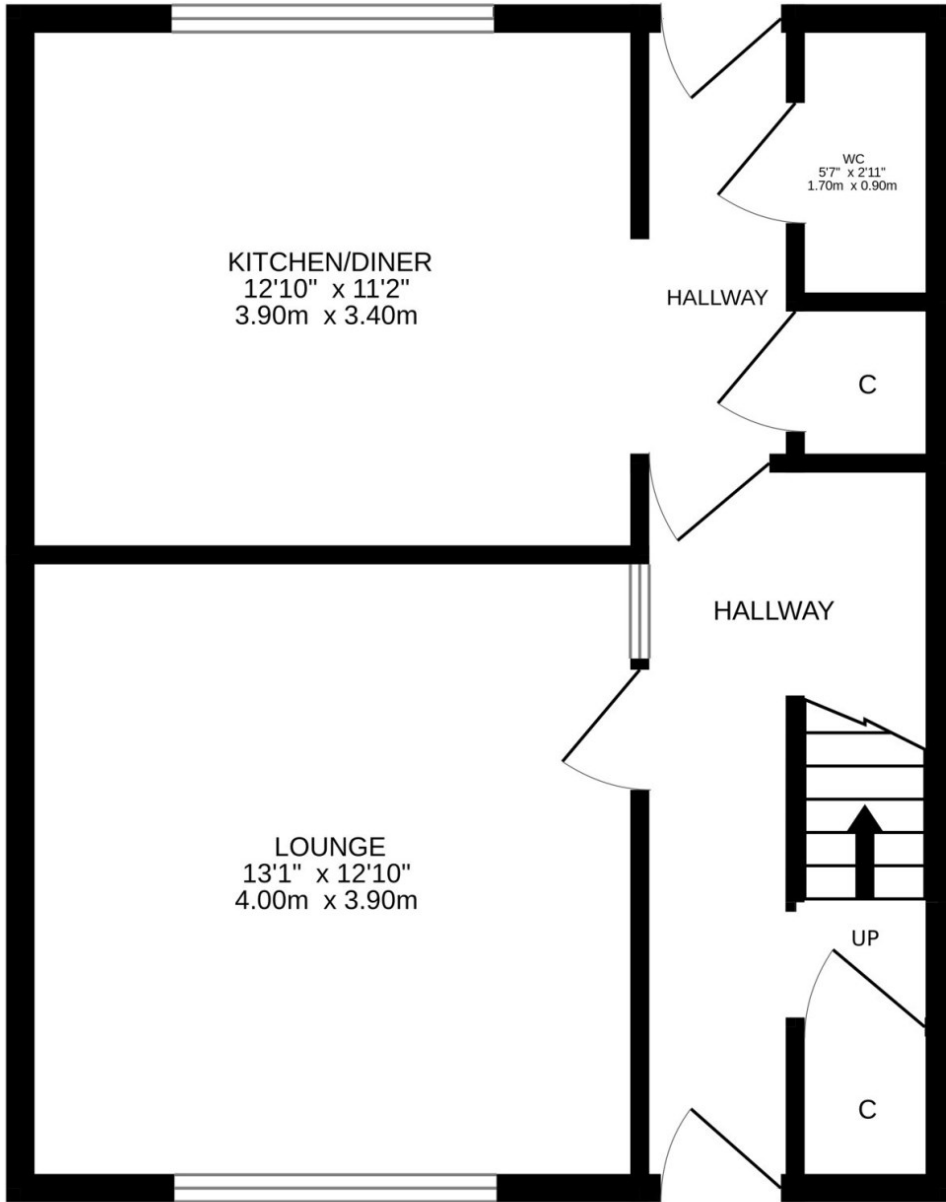




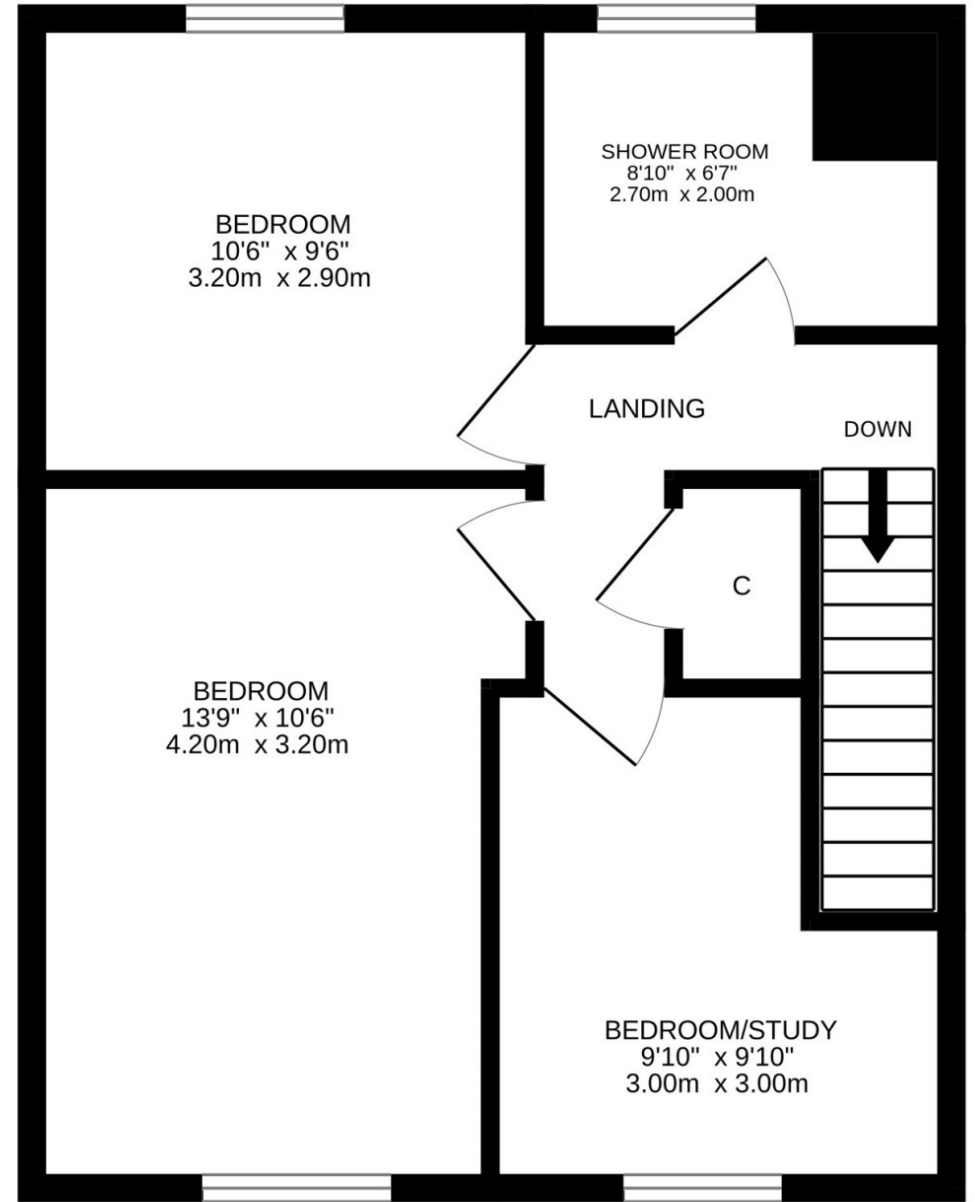








GROUND FLOOR



1ST FLOOR

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**

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Tel: 01764 670325

**Aberfeldy**

6 The Square, PH15 2DD  
Tel: 01887 822722