



IrvingGeddes
W.S. • Solicitors • Estate Agents

THE BOTHY, KELTNEYBURN, ABERFELDY, PH15 2LS

Irving Geddes are delighted to offer for sale this charming end-terraced two bedroom cottage boasting an enviable rural location, only 5miles from the ever popular Perthshire of Aberfeldy, and 3.5miles from stunning Kenmore on Loch Tay. Part of the 'Mains of Comrie', formerly part of the Taymouth Castle estate, the attractive cottages and beautiful steading conversion occupy an elevated site to the south of the River Lyon, opposite the small village of Keltneyburn.

The well-proportioned accommodation is set over two floors and comprises on the ground floor; large PORCH, DINING KITCHEN with under-stair storage and door to rear garden, & a spacious dual-aspect LOUNGE with log-burner. There are TWO DOUBLE BEDROOMS with built-in wardrobes, and a SHOWER ROOM on the upper floor. There are good-sized private garden grounds to the front and rear, the front laid to grass with a gravel path. The rear enjoys a lovely open outlook, has a lawn, paved patio and an area ready for planting. The Bothy has a terraced garage located a short distance from the property. Warmed by LPG central heating with underfloor electric heating and double glazed throughout. The property also benefits from super fast 'fibre to the premises' broadband (FTTP). A beautiful traditional cottage enjoying an enviable location in one of Scotland's most scenic & accessible areas. Likely to have broad appeal, early viewing is advised.

Aberfeldy has a full range of amenities, with independent shops, restaurants, hotels & cinema, and a modern community campus offering infant to secondary schooling, library, swimming pool and sports facilities. There are numerous mountain walks within close proximity, including Schiehallion and Ben Lawers, along with the stunning scenery at Loch Tay, Loch Tummel and Glen Lyon.

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

Viewing Strictly by appointment through Irving Geddes - 01887 822722.

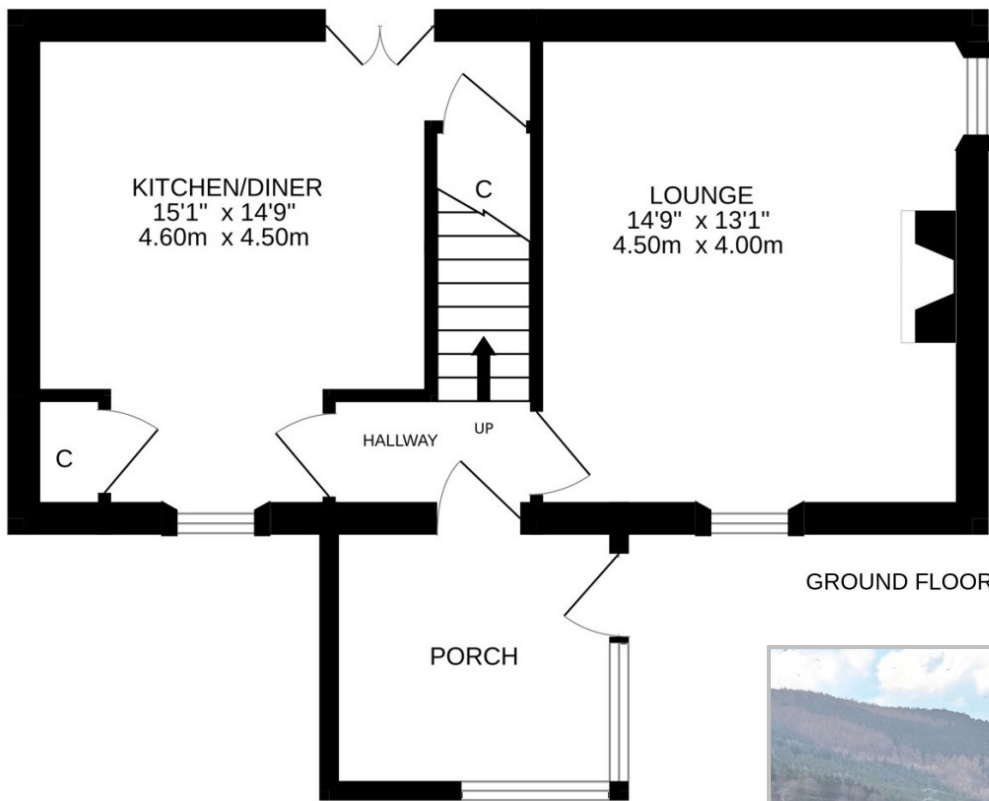
Video Walkthrough <https://my.matterport.com/show/?m=h3bDDuaeCG7>



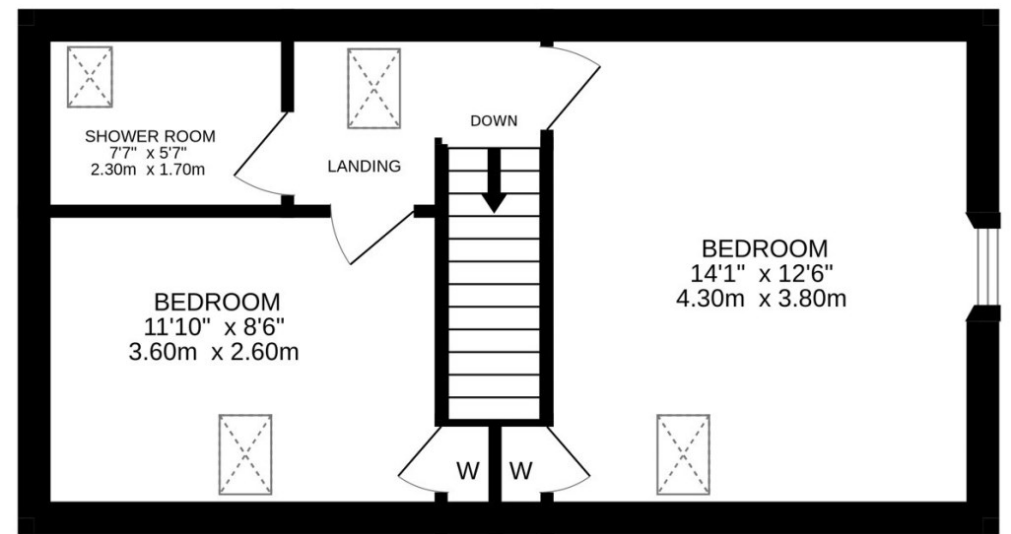




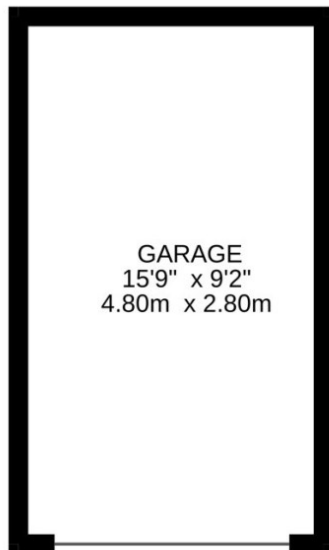




GROUND FLOOR



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.



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