

WESTERCUIL

ABERFELDY, PERTHSHIRE, PH15 2JN





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Irving Geddes are delighted to offer for sale this stunning detached 5/6 bed modern family villa enjoying an elevated and private location close to the ever popular Perthshire town of Aberfeldy. Fully modernised, with a flexible layout over 300m², and set within grounds extending to c.1.1acres, Wester Cuil is a individually designed home of rare quality. boasting a fine southerly aspect, contemporary finishes, a tremendous external entertaining space, double garage & ample private parking. Spacious & versatile accommodation over 2 floors, the ground floor comprising; large central HALLWAY with W.C. off, generously sized LOUNGE with wood-burning stove & doors to external deck, a beautiful DINING KITCHEN with AGA, central island and marble work surfaces, UTILITY ROOM and rear porch. Off the kitchen there is a fantastic SUN ROOM enjoying a lovely aspect over the garden grounds, with wood-burner and central skylight. There is a SHOWER ROOM and 4 BEDROOMS on the ground floor, one currently utilised as a study, & one with EN-SUITE SHOWER ROOM. The upper rooms work together to offer a unique & luxurious MASTER SUITE over the entire first floor, the BEDROOM to one side with dual aspect over the garden, built-in wardrobes and beautiful EN-SUITE with spa bath & large walk-in shower, the landing provides a seating area & storage linking the bedroom to a tremendous DRESSING ROOM (formerly a further bedroom) with triple aspect, extensive built-in storage/wardrobes, W.C., and SAUNA with SHOWER ROOM off.

The large mature garden grounds comprise large areas of lawn, with individual trees & shrubs, & small copse, bordered by dry-stone wall & timber fence. The double garage lies adjacent to ample private parking and there are two timber shed/workshops. A notable feature is the substantial timber deck & glass balustrade, lying to the front of the property, boasting a seating area with retractable canopy, outdoor bar and dining space, and built-in hot tub/swim spa. There is a small cottage garden to the other side of the sun room, with an additional decked patio & timber steps leading from the copse, to the garden & gravel area with pergola swing seats & fire pit.

A unique country retreat or permanent home set within tranquil surroundings in one of Perthshire's most sought-after areas. Early interest is advised.

Aberfeldy is a short 1 mile drive away, or pleasant 15min walk along the River Tay. The town has a modern community campus offering infant to secondary schooling, library, swimming pool and sports facilities. There are numerous independent shops, restaurants, hotels & a cinema. There is a large public park, cricket ground, tennis & bowls club, golf course & woodland walks. The railway station at Pitlochry (20mils), providing daily services to Edinburgh & Glasgow as well as services to London including a sleeper train. Pitlochry also provides a range of facilities including the renowned Festival Theatre. The city of Perth is 30 miles away and offers all the amenities and professional services expected.













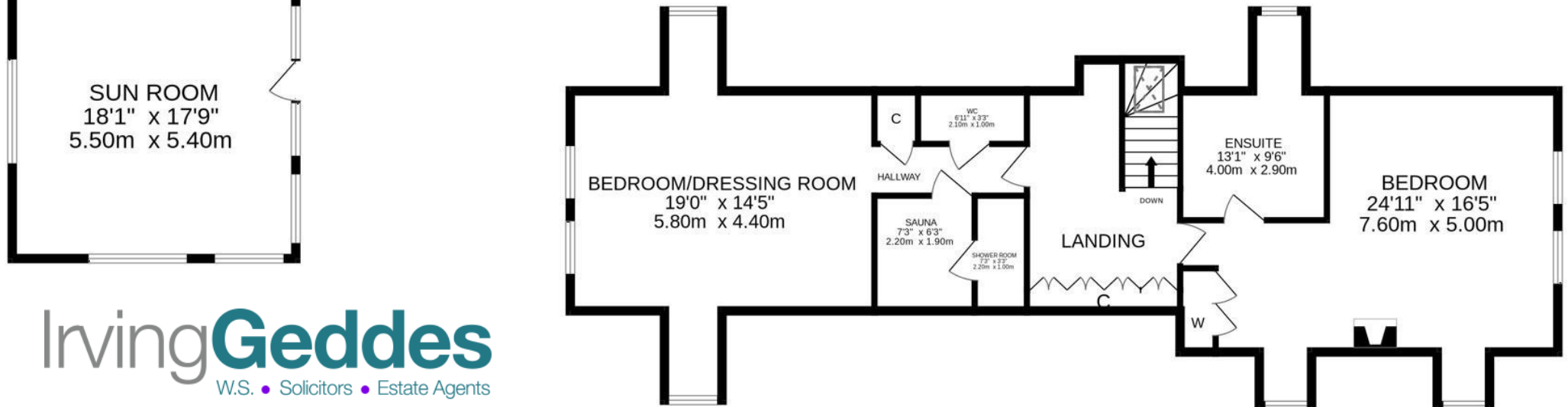
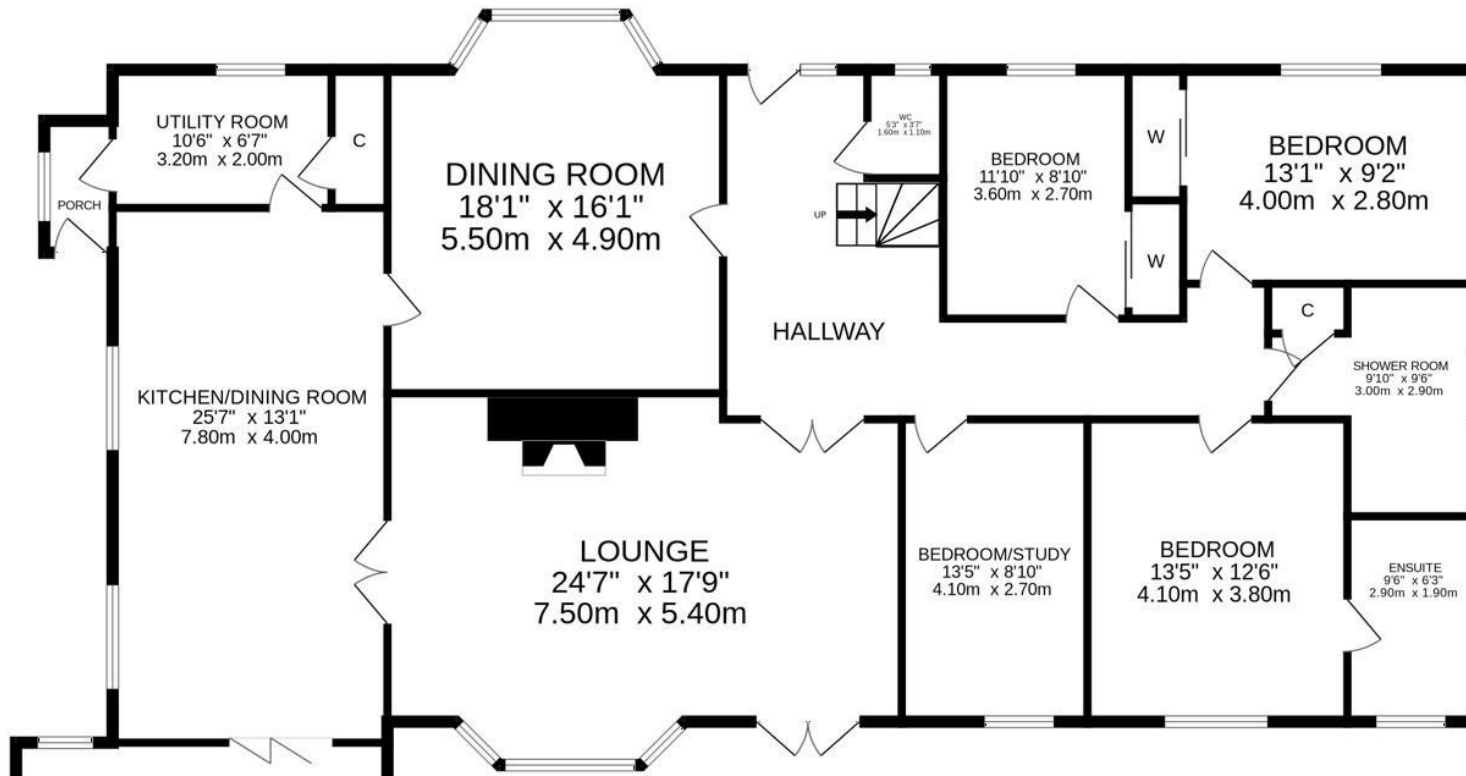






Services Mains electric & water, oil central heating, drainage to septic tank. Energy Rating: 'C' Council Tax: 'G' Viewing Strictly by appointment through Irving Geddes 01887 822722.

Matterport Tour <https://my.matterport.com/show/?m=UBsfR2w8LtZ> Drone Video <https://youtu.be/Ou2pAl8t7PE>



IrvingGeddes
W.S. • Solicitors • Estate Agents

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.









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