



Irving Geddes
W.S. • Solicitors • Estate Agents

30 Chapel Street
Aberfeldy, Perthshire, PH15 2AS

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Irving Geddes are delighted to offer for sale this unique 4 bed detached family home enjoying a central location within the popular Perthshire town of Aberfeldy. Formally, 30 Chapel Street was the Aberfeldy police station, now offering a comfortable and flexible layout over two floors. The ground floor comprising; VESTIBULE, HALL with storage, LOUNGE & DINING ROOM, both with wood-burning stoves, modern fitted KITCHEN, BATHROOM, TWO BEDROOMS & REAR PORCH. There is a BEDROOM/STUDY, a generously sized MASTER BEDROOM and further BATHROOM on the upper floor. The property is fully double glazed & warmed by gas-fired central heating.

Externally there are private fully-enclosed garden grounds with ample off-street parking on a mono-bloc drive, large detached single garage, raised beds, lean-to potting shed, further timber shed, log store, good sized area of lawn and a paved patio. The property is presented in move-in condition and boasts versatile accommodation and a prime location in one of Perthshire's most sought after towns.

Ideally located with a short walk into the centre of Aberfeldy and local amenities. The modern community campus, offering infant to secondary schooling, library, swimming pool & sports facilities 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.

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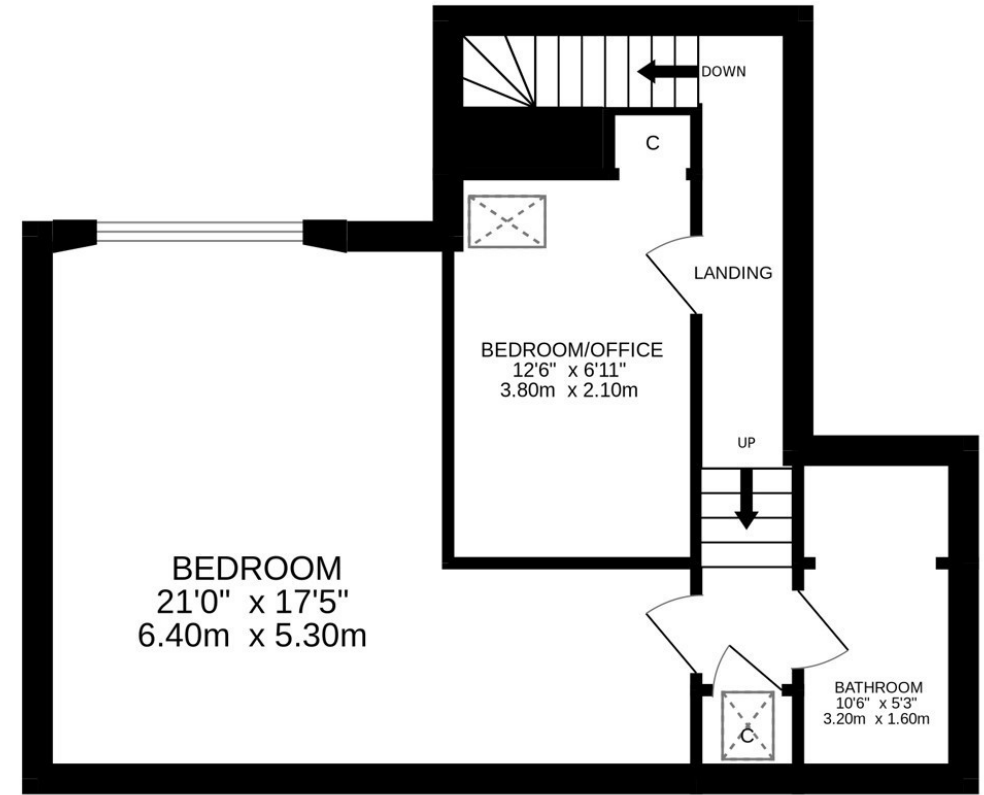
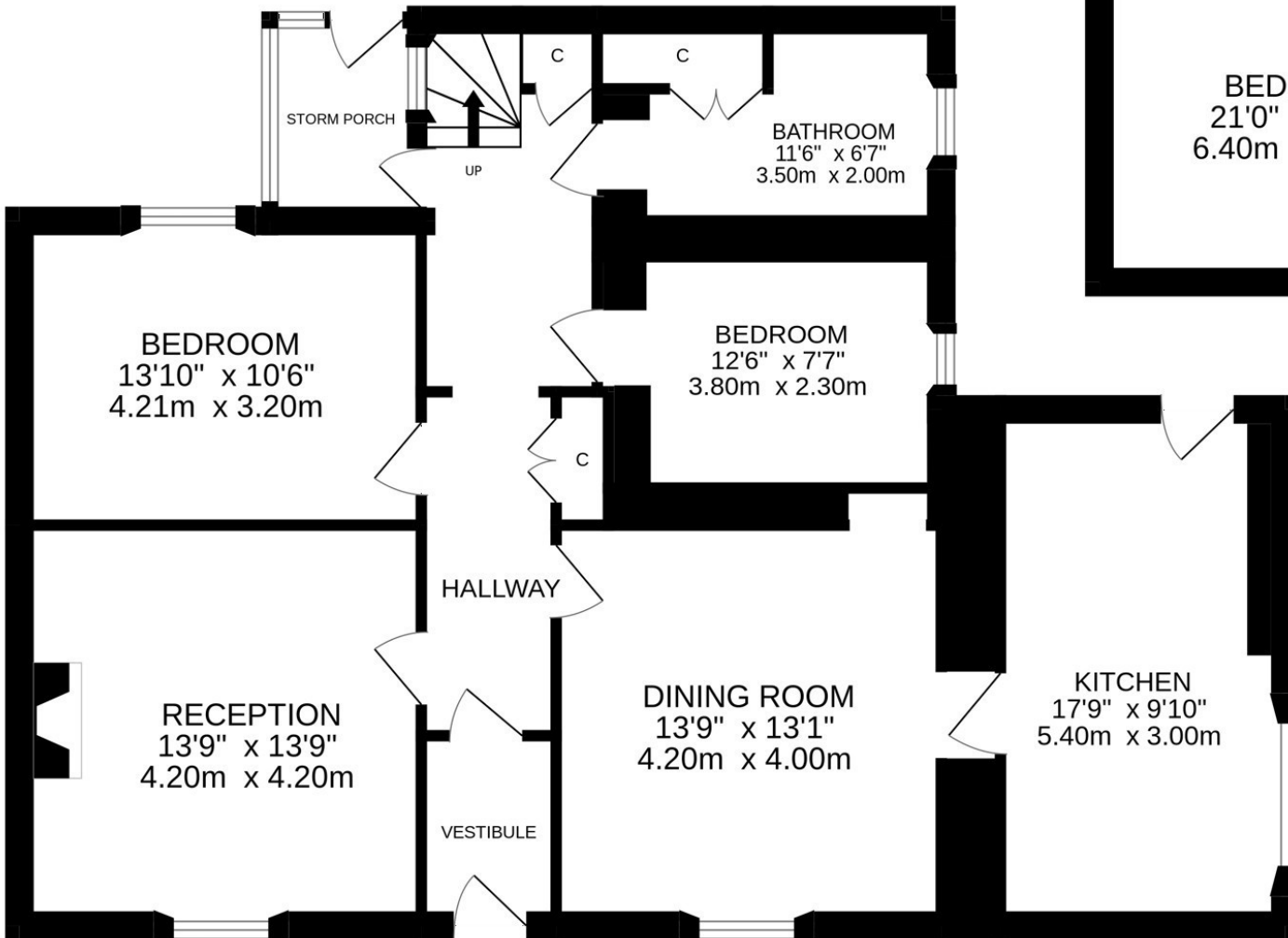


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.









Energy Performance Rated 'E'

Council Tax Band 'E'

Services Mains Water, Drainage, Electric & Gas.

Viewing Strictly by appointment only.

Video Tour

<https://my.matterport.com/show/?m=1dYarsPSdt>

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