



12 FISHERS WAY, ABERFELDY, PERTSHIRE, PH15 2FR



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Irving Geddes are delighted to offer for rent this immaculately presented and fully furnished new build two bedroom main door lower apartment, enjoying an enviable location close to amenities within the ever popular Perthshire town of Aberfeldy. A uniquely designed apartment within a block of four, with a layout comprising; HALLWAY with storage, TWO BEDROOMS with built-in wardrobes, contemporary BATHROOM & open-plan LOUNGE/KITCHEN. There are 2 parking spaces & communal gardens. An energy efficient home with high-performance double glazing and gas-fired central heating, supplemented by solar panels to help lower the cost of utilities.

Ideally located, with a short walk to the centre and numerous independent shops, restaurants, hotels and cinema. Aberfeldy also has a modern community campus including 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.

Offered part or fully-furnished and let on a Private Residential Tenancy at £1100 per month plus the usual expenses. A month's deposit will be required along with suitable references.

Landlord Registration Number

535108/340/05122

Energy Performance

Rated 'B' for efficiency

Viewing Strictly by appointment - Irving Geddes on 01887 822722









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.



Crieff

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Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

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