

FARDIN

OLD CRIEFF ROAD, ABERFELDY, PH15 2DZ



IrvingGeddes
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FARDIN, OLD CRIEFF ROAD, ABERFELDY, PH15 2DZ

A stunning new-build 4 bedroom detached villa enjoying an elevated position on the eastern edge of the popular Perthshire town of Aberfeldy. A quality bespoke design, Fardin boasts a contemporary open-plan layout, full-height windows taking advantage of superb views, ample off-street parking, integral garage, & additional detached garage/workshop annex with accommodation, all set within a generously sized plot. The versatile accommodation over two floors comprises on the ground floor; a fantastic DINING KITCHEN area situated in the heart of the home, TWO DOUBLE BEDROOMS (one with luxury EN-SUITE wet room), rear PORCH with W.C. off, and UTILITY ROOM leading to the integral garage. A further notable feature is the wonderful LOUNGE on the upper floor; this dual aspect room is flooded from a wall of full-height windows, has vaulted ceilings, a wood-burning stove, exposed beams and a terrific open outlook. There is a SHOWER ROOM and TWO further DOUBLE BEDROOMS on this floor, the master suite with OFFICE/NURSERY/BEDROOM off and spacious EN-SUITE BATHROOM with separate shower. There is gas-fired central heating; under-floor heating with limestone tiling on the ground floor, radiators on the upper, supplemented by photovoltaic panels and wood-burning stove, the windows are high-performance & fully double glazed.

The property has ample parking to the front with two mono-bloc driveways, one leading to a generously sized single garage with auto door and EV car charger. There is an area of lawn to the front, a banked lawn at the rear to a level area, & larger lawn to the west side.

The detached annex/garage would be an ideal home office or to house visitors, the attractive timber clad structure has a garage/workshop area and external timber stairs leading to accommodation above, which comprises LOUNGE/KITCHEN with log-burning stove, BEDROOM & BATHROOM. A timber log-store lies to the rear.

N/B Fardin is to be sold as seen, the kitchen wired & plumbed, & air-extraction in place, ready for buyers to complete the build with a kitchen installation.

A most attractive & energy efficient family home, with a beautiful contemporary finish, enjoying a prime location in one of Perthshire's most sought-after towns. Likely to be a most welcome addition to the market and early viewing is advised.

Fardin is ideally located, with a short walk to the town centre and the numerous independent shops & restaurants. Outdoor pursuits are well catered for with a large public park, cricket ground, tennis and bowls club, golf course & woodland walks nearby. Loch Tay is 6mls away & there are numerous mountain walks within close proximity.

Energy Efficiency B rating (91) **Council Tax** Band G

Video Tour <https://my.matterport.com/show/?m=dbrm1g9VVT2>





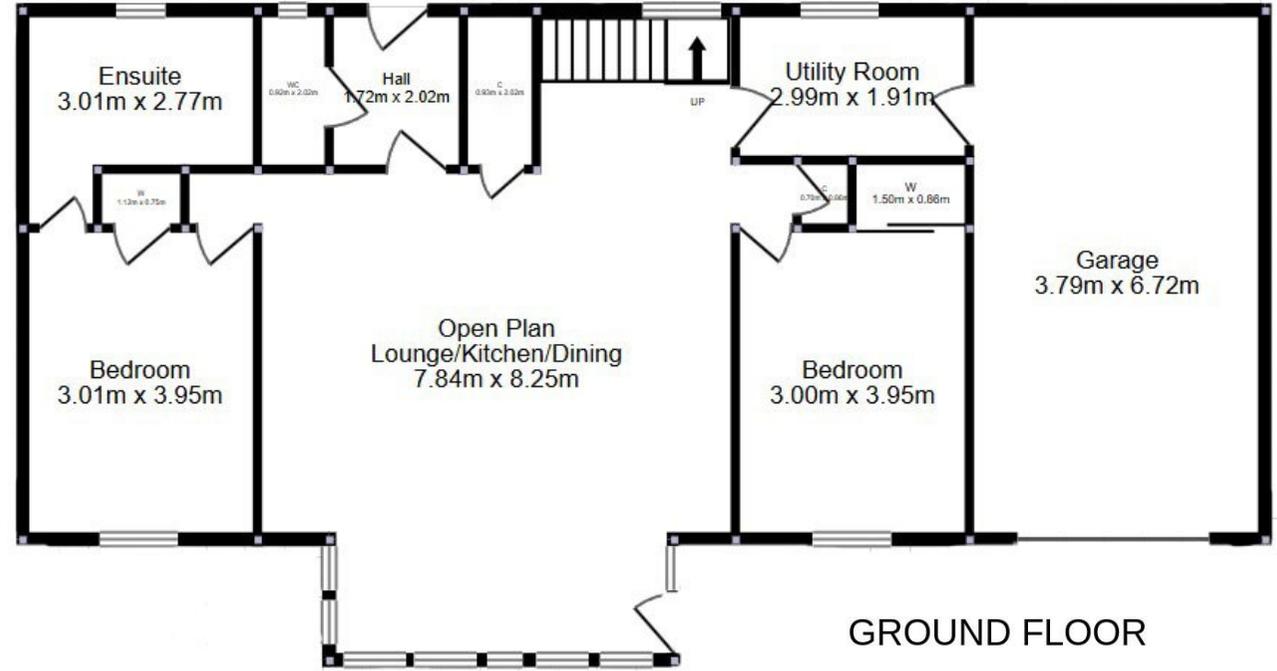
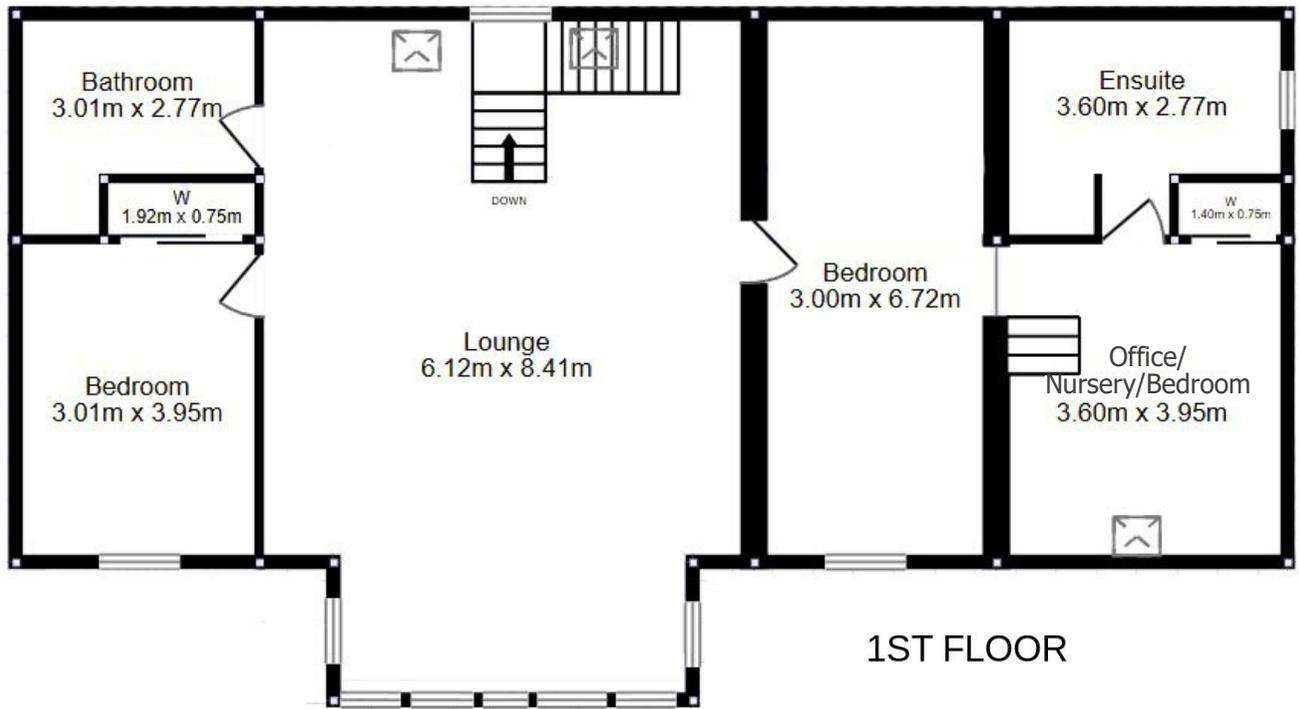








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722

