

ROCKHILL

KENMORE STREET, ABERFELDY, PH15 2BL



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ROCKHILL, KENMORE STREET, ABERFELDY, PH15 2BL

A flexible four bedroom semi-detached period villa with private garden, enjoying a great location in the charming town of Aberfeldy. The layout is set over three floors & comprises on the ground floor; VESTIBULE, HALL, LOUNGE with bay window, KITCHEN, and UTILITY ROOM with door to rear. The first floor has TWO DOUBLE BEDROOMS, a SINGLE BEDROOM/STUDY and SHOWER ROOM, with a further DOUBLE BEDROOM with EN-SUITE SHOWER ROOM and ample storage on the upper/attic floor. Warmed by gas central heating with a mix of single and double glazing.

The property has a private garden laid to lawn to the front, with mature hedge border. There is a communal driveway to the side and rear, with a larger private garden with parking and timber garage at the rear.

Rockhill is a period home of much character, requiring a programme of refurbishment/modernisation, and offering an excellent opportunity for a buyer to enhance the accommodation. Located within easy walking distance of the centre and the Breadalbane Community Campus.

Aberfeldy is an ever popular Perthshire town with an array of amenities. A modern community campus offers infant to secondary schooling, with a library, pool and sports facilities. There are numerous independent shops, restaurants, hotels & a cinema. Outdoor pursuits are well catered for with a large public park, cricket ground, tennis & bowls club, golf course and woodland walks. Loch Tay is approx. 6miles away and there are numerous mountain walks within close proximity.

Viewing strictly by appointment through Irving Geddes on 01887 822722.

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

Video Tour (please note that contents have been digitally removed)

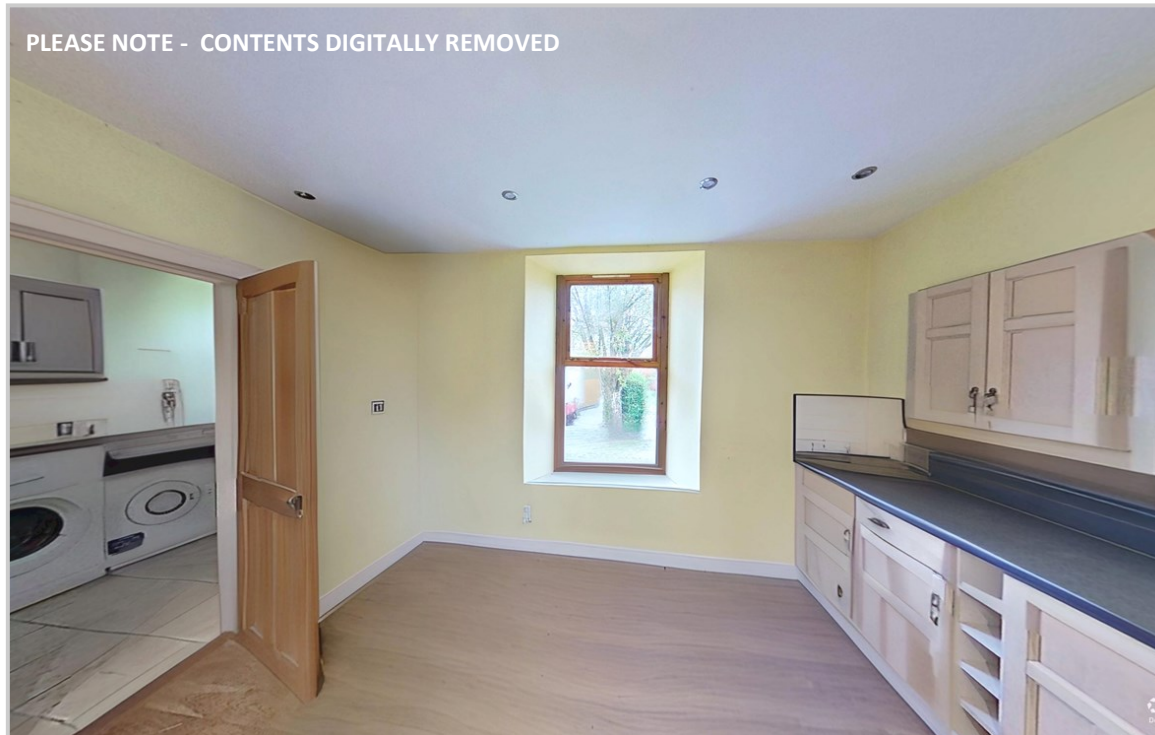
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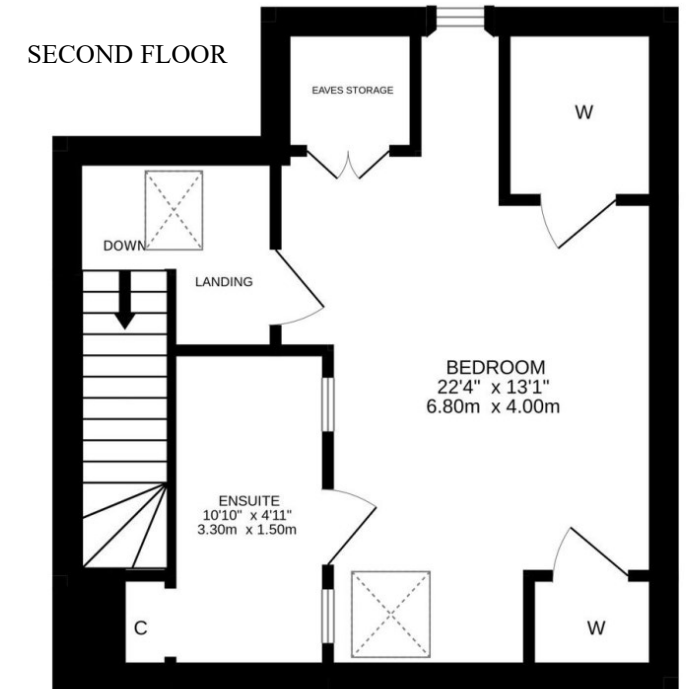
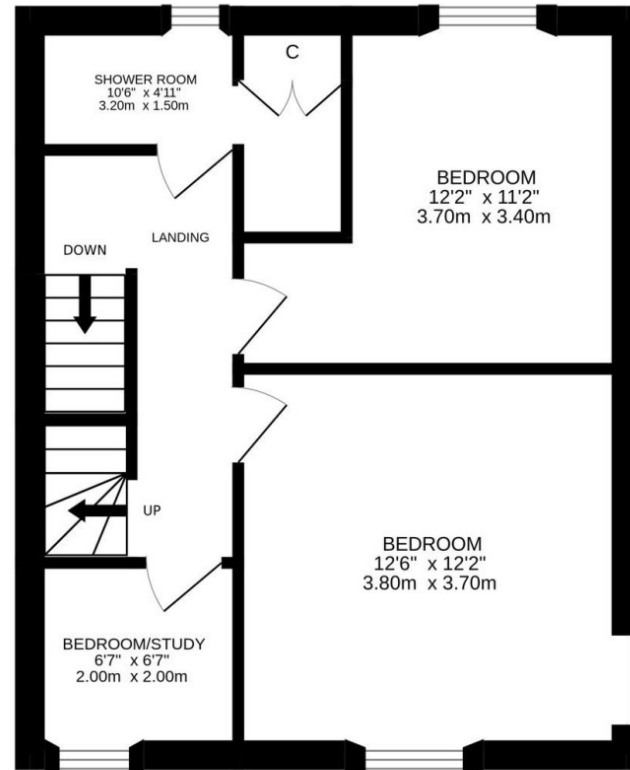
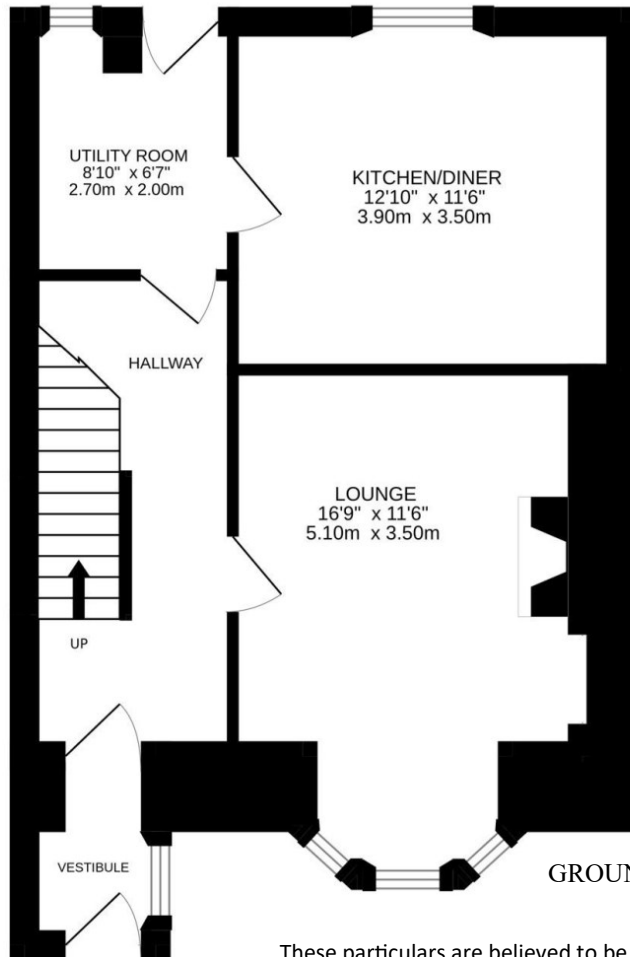
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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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