

5 DUNTAYLOR AVENUE  
ABERFELDY, PERTHSHIRE, PH15 2BX





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A well proportioned & presented extended three bedroom link-detached bungalow enjoying a sought after cul-de-sac location within the charming town of Aberfeldy. The layout comprises; HALL with 3 storage cupboards, LOUNGE with DINING AREA & sliding doors to CONSERVATORY, BREAK-FASTING KITCHEN, THREE DOUBLE BEDROOMS and SHOWER ROOM. The property is warmed by gas central heating & double glazed throughout.

The property has low maintenance gardens laid to gravel and paving. The front with two areas of off-street parking, one leading to the attached single garage. The rear has a sheltered patio, retractable awning & large timber shed.

A property presented in move-in condition & likely to have broad appeal.

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 approximately 6 miles away and there are numerous mountain walks within close proximity.

**Viewing** strictly by appointment through Irving Geddes on 01887 822722.

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

**Video Tour** <https://my.matterport.com/show/?m=mhs3hiqEBvp>









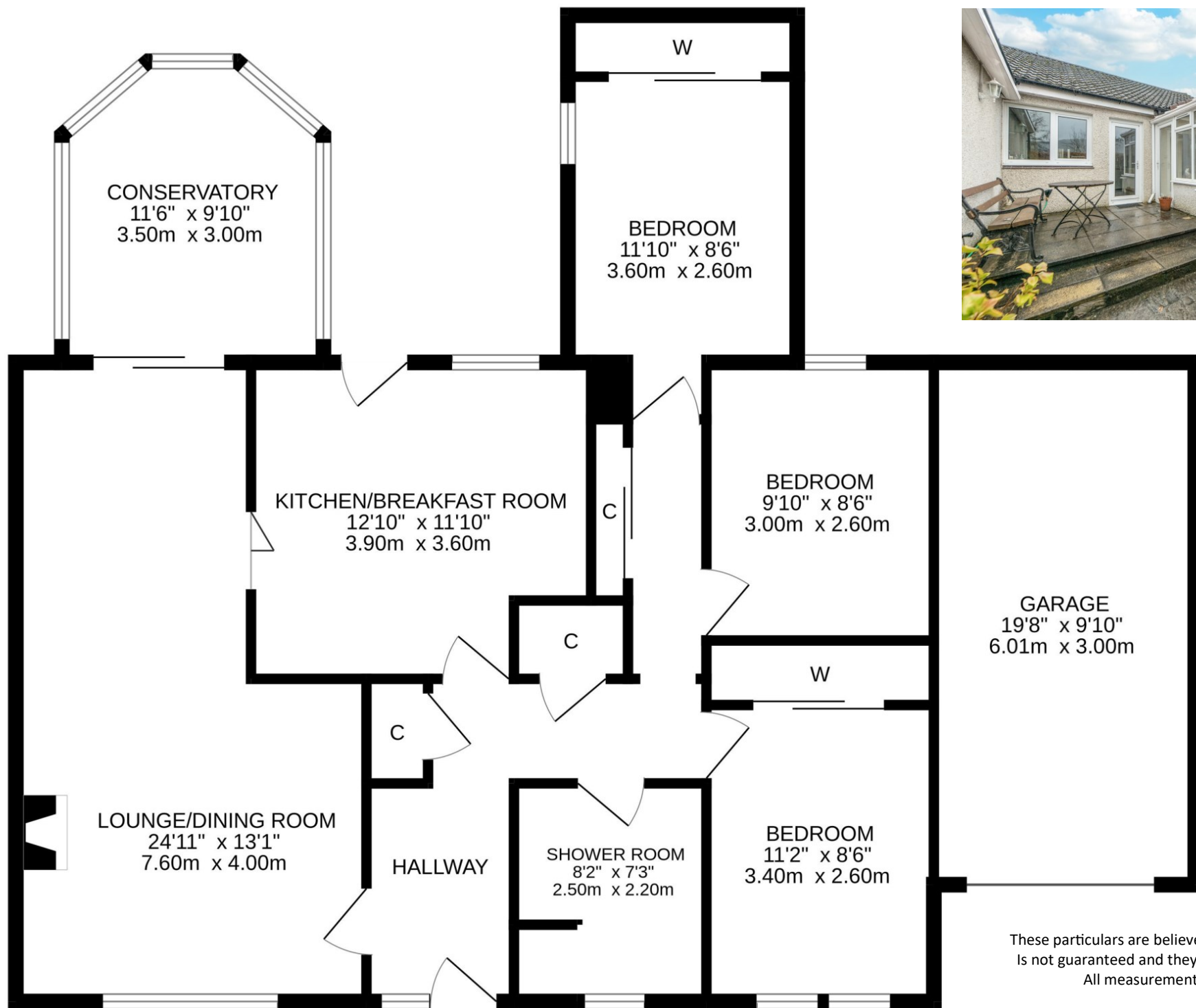












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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