

Apartment 11

First Floor

Fishers Way

Aberfeldy

PH15 2FR



GROUP

Lomond



## 11 Fishers Way, Aberfeldy

Irving Geddes are delighted to offer for sale the Lomond Group's latest development. This beautifully designed two bedroom main door upper apartment boasts open plan living with exclusively designed kitchens with integrated appliances. A uniquely designed apartment within a block of four, with a layout comprising; HALLWAY with storage, TWO BEDROOMS with built-in wardrobes, BATHROOM and open-plan LOUNGE/KITCHEN. There are two parking spaces and communal gardens & purchasers will have a 10 year property warranty.

The development is ideally located, with a short walk to the centre and numerous independent shops, restaurants, hotels and cinema. Aberfeldy also has a modern community campus offering infant to secondary 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.

A £99 reservation fee applies with additional information available on the process for securing a unit. Ready early 2024.

Fishers Development - <https://www.youtube.com/watch?v=g-s-CbreYvY>

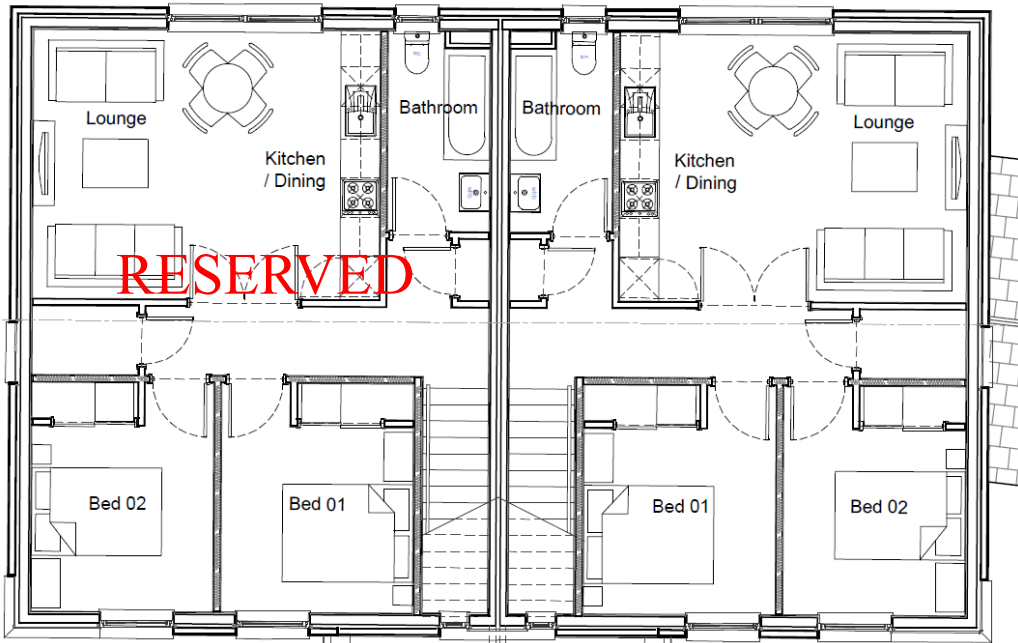




# Irving Geddes

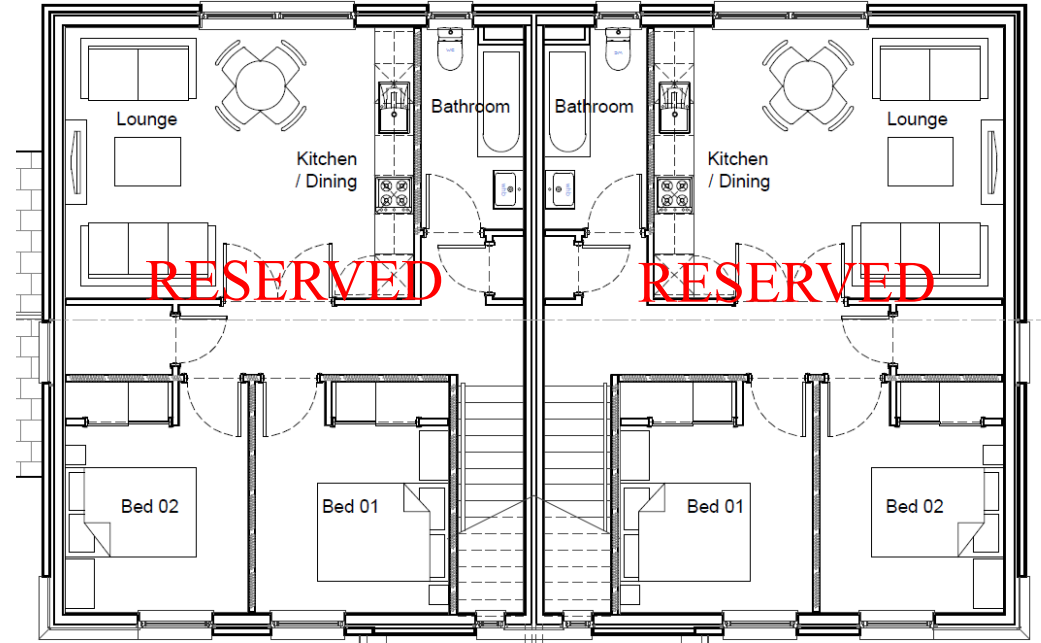
W.S. • Solicitors • Estate Agents





**Flat 10**  
Floor Area : 65 sqm

**Flat 11**  
Floor Area : 65 sqm



**Flat 14**  
Floor Area : 65 sqm

**Flat 15**  
Floor Area : 65 sqm



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. They are provided as a general guide and may be subject to change. All measurements are approximate only.

# SPECIFICATION

Lomond Group pride themselves on the supreme quality of finish in their properties, as is obvious from the excellent standard features such as the exclusively designed kitchens with integrated appliances or the stylish and attractive sanitary ware completed with Porcelanosa tiling. They can offer kitchen doors and worktops in all colours and finishes and a wide range of accessories are all available to choose from.

## KITCHEN

- Stylish furniture with sleek handle design & choice of doors
- Laminate worktops
- Neff Hide and Slide Integrated Oven
- Neff Integrated microwave
- Neff Integrated dishwasher
- Neff Integrated fridge/freezer
- Neff Induction hob
- Low energy chrome downlights
- Brushed chrome electrical face-plates
- USB Socket
- Space for Washing Machine/Tumble Dryer

## BATHROOM

- Vitra sanitaryware
- Shower over bath
- Vado brassware
- Heated towel rail
- Fully Porcelanosa tiled walls
- Fully Porcelanosa tiled floor
- Low energy chrome downlights
- Contemporary sink with integrated storage
- Merlin shower screen

## EN-SUITE (where applicable)

- Vitra sanitaryware
- Overhead shower
- Heated towel rail
- Vado brassware
- Fully Porcelanosa tiled walls
- Fully Porcelanosa tiled floor
- Low energy chrome downlights
- Merlin shower door

## INTERNAL

- TV sockets in lounge, kitchen and all bedrooms
- Phone points in Lounge and Hall cupboard
- Light pendant to the attic (where applicable)
- Central gas heating system, complete with thermostatically controlled radiators
- Lomond-designed white skirtings and facings
- High quality pre finished oak internal doors
- Contemporary doors to all wardrobes

## SECURITY & SAFETY

- Alarm system with keypads and PIR sensors
- Contemporary lighting to external doors
- Fitted front door bell
- Mains-wired smoke detectors
- Carbon monoxide detectors
- Checkmate 10 year warrant

## EXTERNAL

- Constructed to current thermal & air tightness standards, giving greater thermal efficiency
- High efficiency gas boiler
- High performance, double glazed, white uPVC windows with multi-point locking
- Ultra fast fibre broadband available to each plot
- Monoblock driveway
- Turf to front garden (where applicable)
- Top soil to back garden
- Fencing to boundary (where applicable)
- Outside water tap (bungalow plots only)
- 1 Outside weatherproof external socket (bungalow plots only)
- PV solar panels



Thinking of selling?

Call us now for a free valuation for your own property.

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