

Bungalow - Plot 7

Old Fishers Laundry

Home Street

Aberfeldy

PH15 2AJ

Irving Geddes
W.S. • Solicitors • Estate Agents



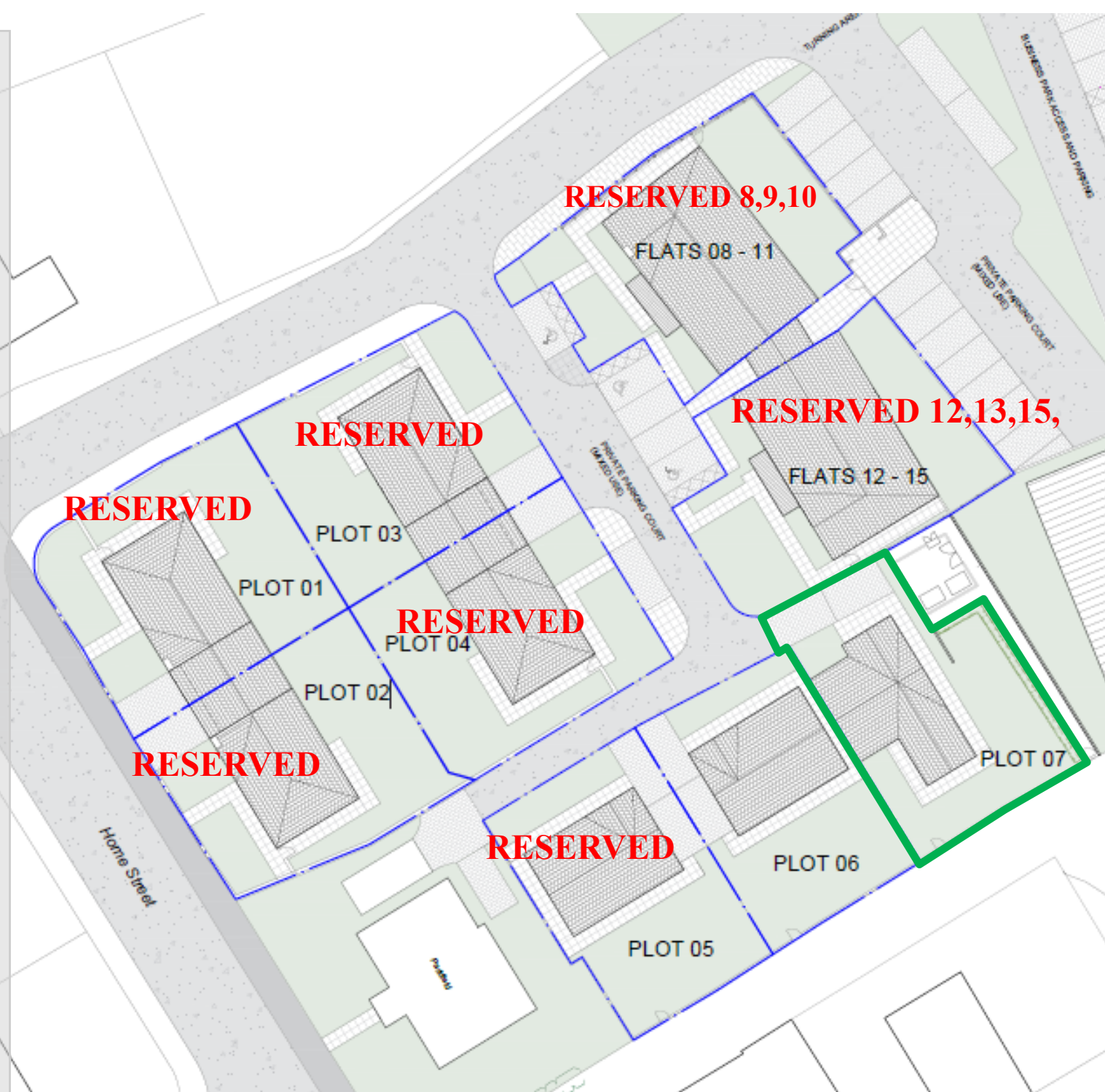
PLOT 7 - Offers over £295,000

Irving Geddes are delighted to offer for sale the Lomond Group's latest development, on the site of a former Laundry in Aberfeldy. Ideally located within easy walking distance of the town centre, offering a beautifully designed bungalows and apartments. Comprising striking and uniquely designed homes, with peaked chimney points paying homage to the former laundry buildings.

This exclusive development has semi-linked, detached and flatted properties, completed to an exacting standard and offering purchasers an opportunity to choose from finishes.

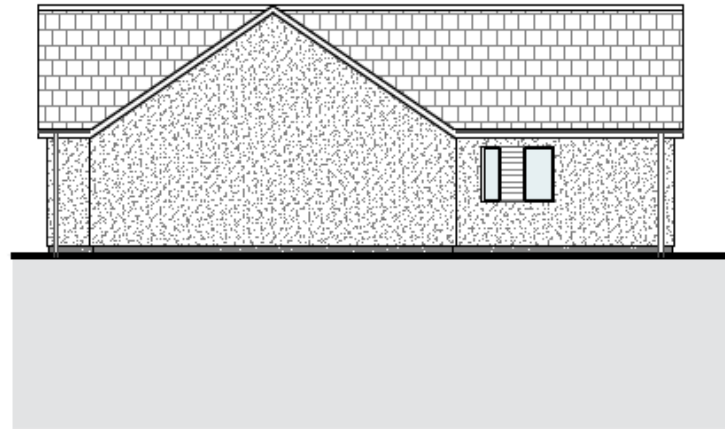
A £1000 reservation fee applies & further detail is available on the process for securing a unit. Entry dates to be confirmed, although Lomond Group are aiming for September 2022. Covered by Checkmate, purchasers will have a 10yr property warranty.

Buyers can arrange a visit to the Glenrothes showroom, to view kitchens and bathrooms, sample tiles and internal doors.

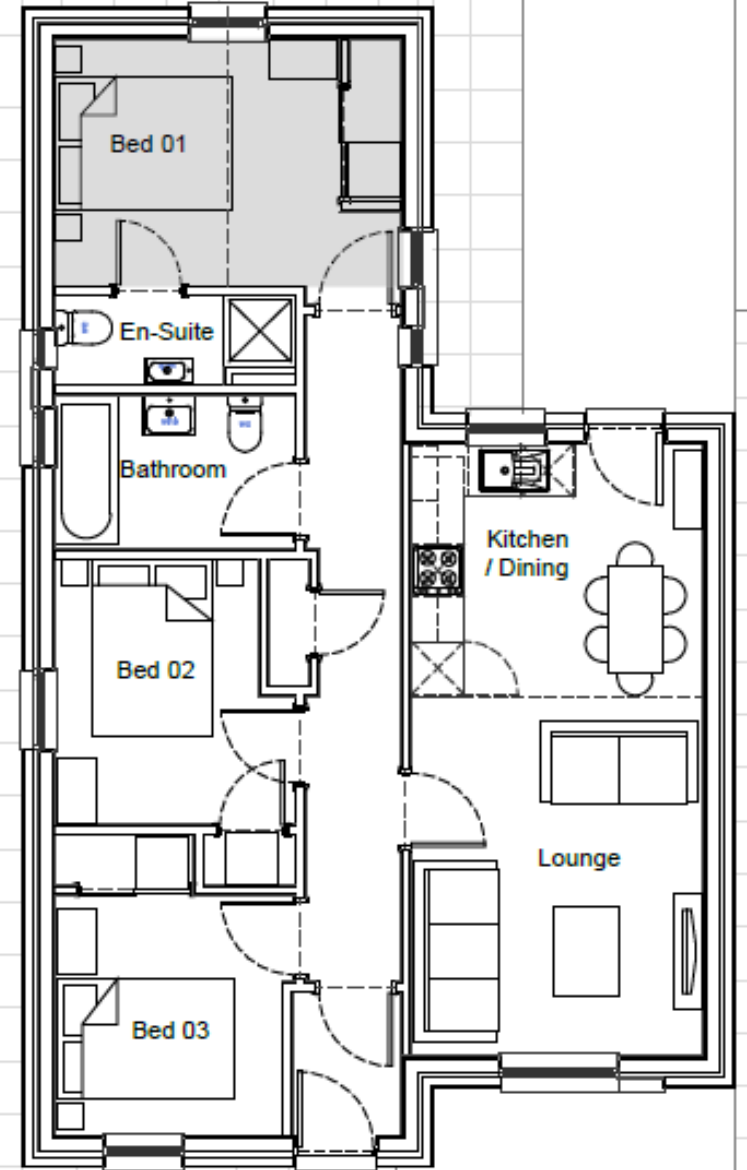




Three Bedroom Bungalow situated To the Rear of the Development



A three bedroom detached vaulted ceilings bungalow with private front and rear gardens, mono-bloc driveway, solar panels & well proportioned layout comprising: VESTIBULE, HALL with storage cupboard, THREE BEDROOMS (Master En-Suite), with built-in storage, BATHROOM and a BREAKFASTING KITCHEN open to LOUNGE.



Plot 7

Scale 1:100

Floor Area : 72 sqm

SPECIFICATION

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

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 throughout
- Contemporary doors to all wardrobes

EXTERNAL

- Constructed to current thermal and 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

KITCHEN

- Stylish German furniture with sleek handle design and choice of doors
- German laminate worktops
- Siemens integrated oven
- Siemens integrated microwave
- Siemens integrated dishwasher
- Siemens integrated fridge/freezer
- Siemens Induction hob with extraction hood
- Low energy chrome downlights
- Brushed chrome electrical face-plates
- USB Socket
- Space for Washing Machine/Tumble Dryer

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

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

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 warranty



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