

28 Hutchison Avenue

Aberfeldy

Perthshire

PH15 2FF

Fixed Price £335,000

IrvingGeddes
W.S. • Solicitors • Estate Agents



At the western edge of Aberfeldy and designed by a local firm of architects, a selection of stunning three and four bed bungalows/villas.

There is 1 detached 4 bed villa remaining of this type within the development sold ‘ready to occupy’, Clad in attractive weatherboard, with private parking and private front/rear gardens. Ground floor accommodation comprises **entrance vestibule** to central **hall**, with door to **cloakroom** & stairs to upper floor. The large **lounge** is located to the front and has double doors to the **dining room**, which has open access to the fully fitted **kitchen**. A sliding door leads to the **utility room** which has an external door to the side. There are **four double bedrooms**, (master with **dressing room** and **en-suite shower room**) and a **family bathroom** on the upper floor. There is recessed lighting throughout, fibre optic telephone cable & TV points in all rooms. The villas benefit from solar panels, are warmed by gas fired combi boiler & double-glazed throughout. Finished to a very high standard with bathroom, en-suite and kitchen tiled & carpeting in other areas.

*Finishing Specification**

Kitchen MKM Accent Collection

Lucente Gloss doors

Egger Natural Hickory Laminated Worktop

Under unit lights

Appliances: Single Oven

70cm Glass Hood

Ceramic HOB

Fridge/Freezer

Integrated Slim Dishwasher

Sanitaryware

Instinct Della Basin & WC

Instinct Kiso Taps

Carron Quantum Integra Bath 1700x 700

Instinct 1500 shower bath screen

Wetwall to shower areas in bathroom & shower

R2 Marine shower & low profile quadrant tray

Merlyn MBOX 900 x 900 2 door quadrant

Doors & Ironmongery

Portfolio Oak Solid Core Internal Doors

Freland Jedo Petra polished silver handles

Windows & External Doors Double Glazed

Glazed door to Kitchen

Partial Opaque glazed front door

External

Cedral Weatherboard Cladding

External Lighting

Garden area turfed back & Front.

Gravelled Driveway

Slabs to front and rear

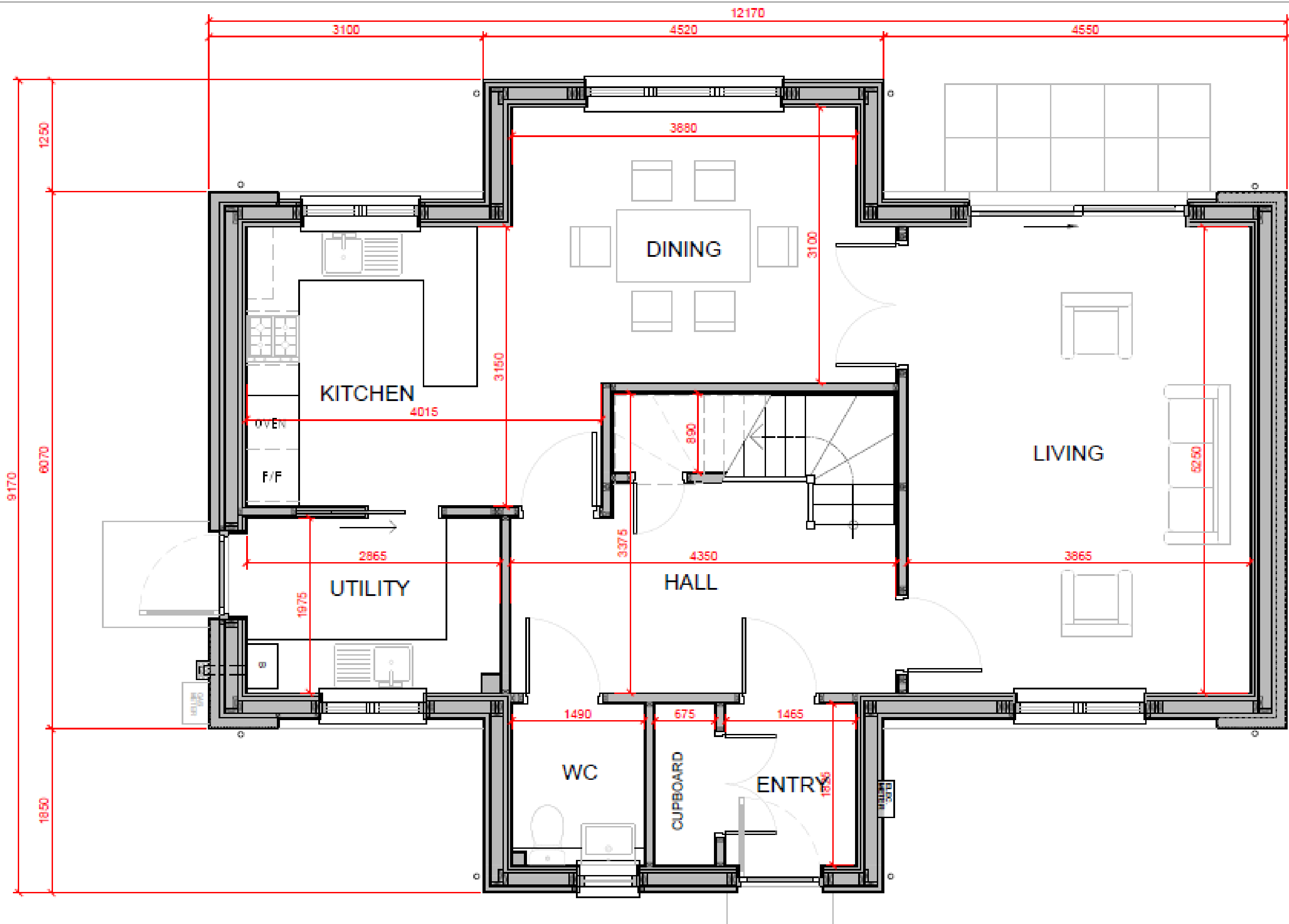
Concrete Tiled Roof

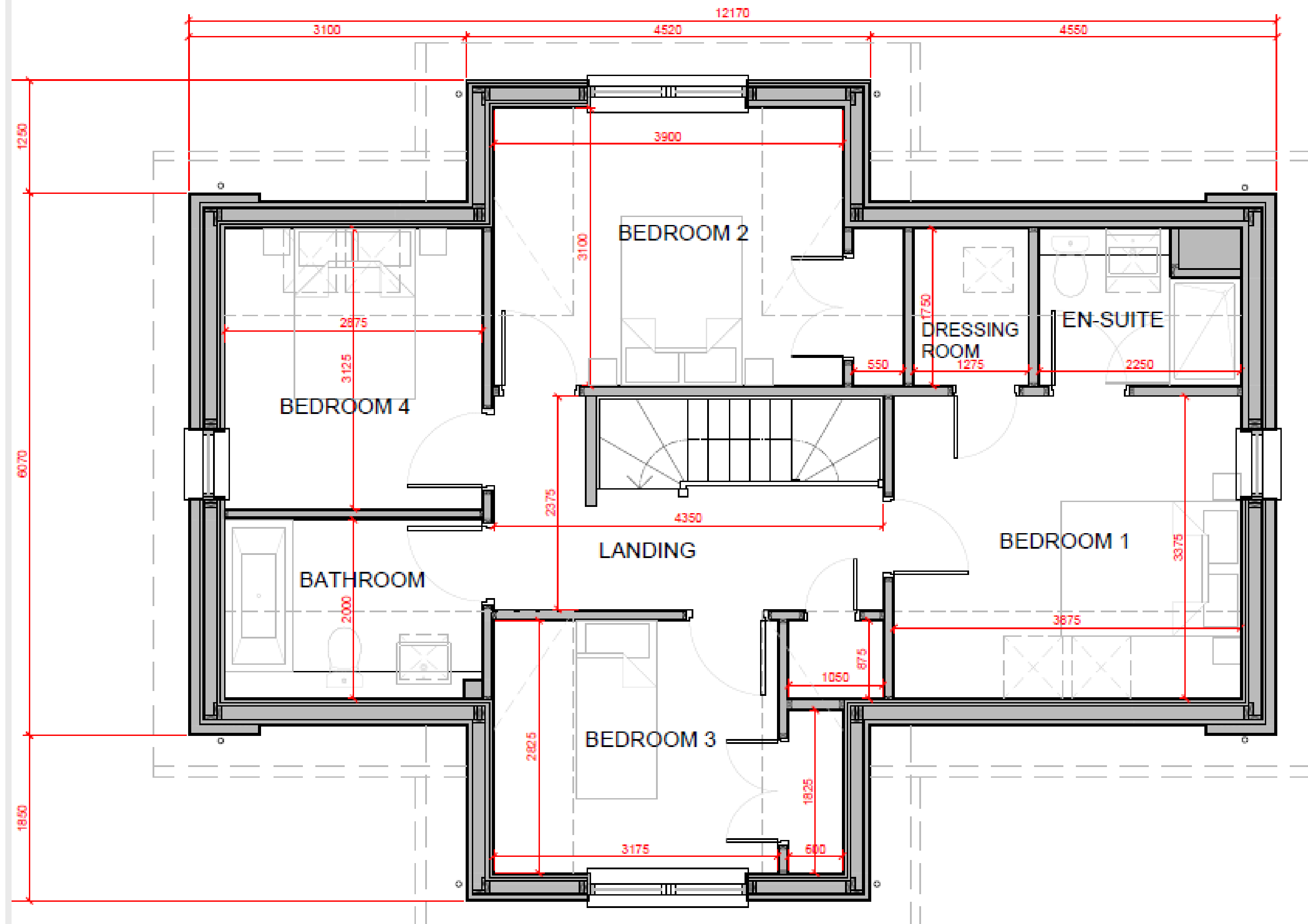
Photovoltaic Panels to Roof

Heating/Hot water Gas fired Combi Boiler Radiators. Towel Rails in Bathroom & Shower Room

**FINISHING SPECIFICATION IS SUPPLIER DEPENDANT, THEREFORE SUBJECT TO CHANGE AND DOES NOT FORM PART OF ANY CONTRACT.*











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For further details please contact Irving Geddes
01887 822722 drummond@irvinggeddes.co.uk

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Aberfeldy Business Park, Dunkeld Road, Perthshire, Scotland PH15 2AQ

P: (01887) 820 098 Rob.Macpherson@FearnMacpherson.com



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 Tel: 01887 822722