

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
Freeland Jedo Petra polished silver handles
Windows & External Doors Double Glazed
Glazed door to Kitchen
Partial Opaque glazed front door

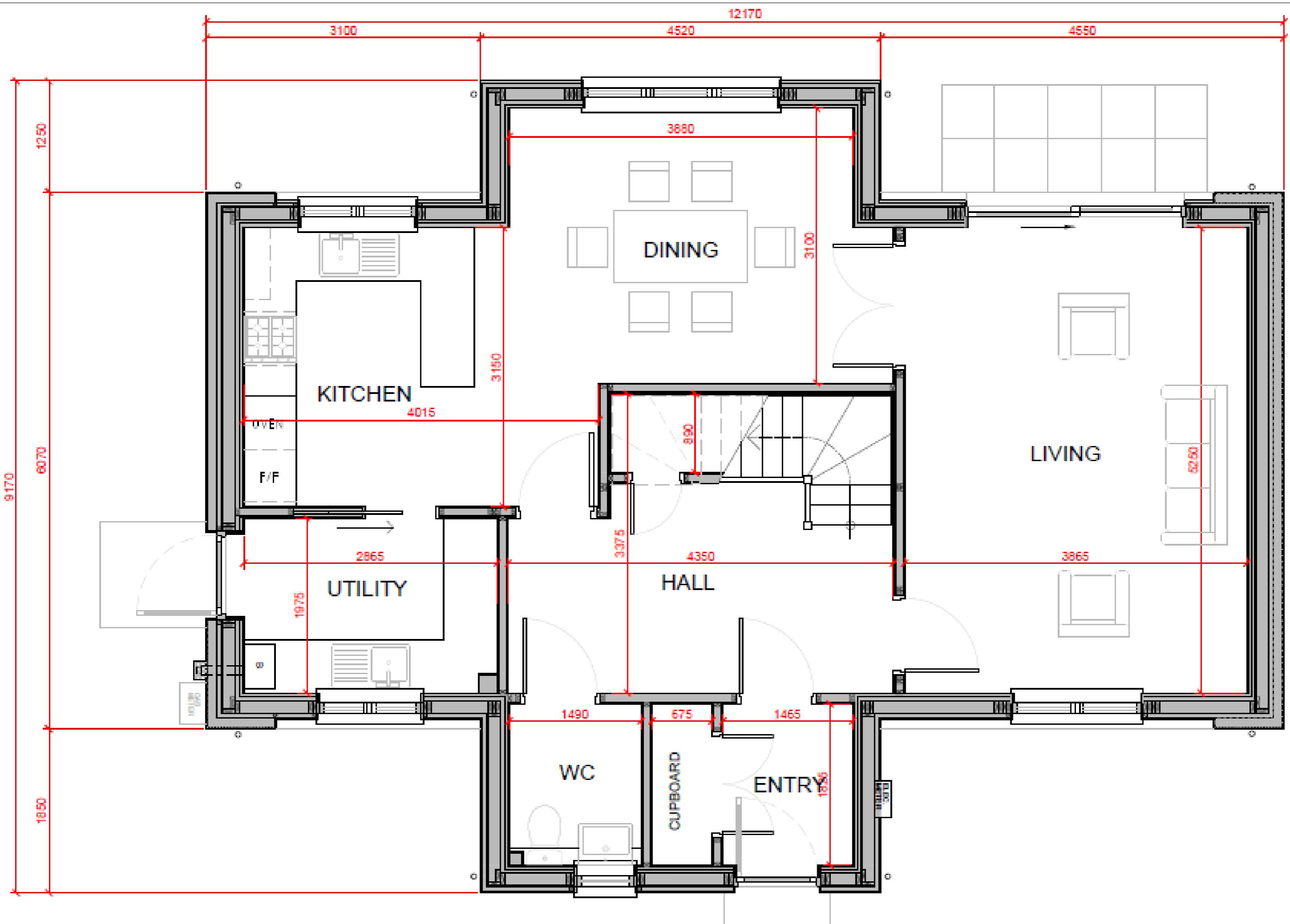
External

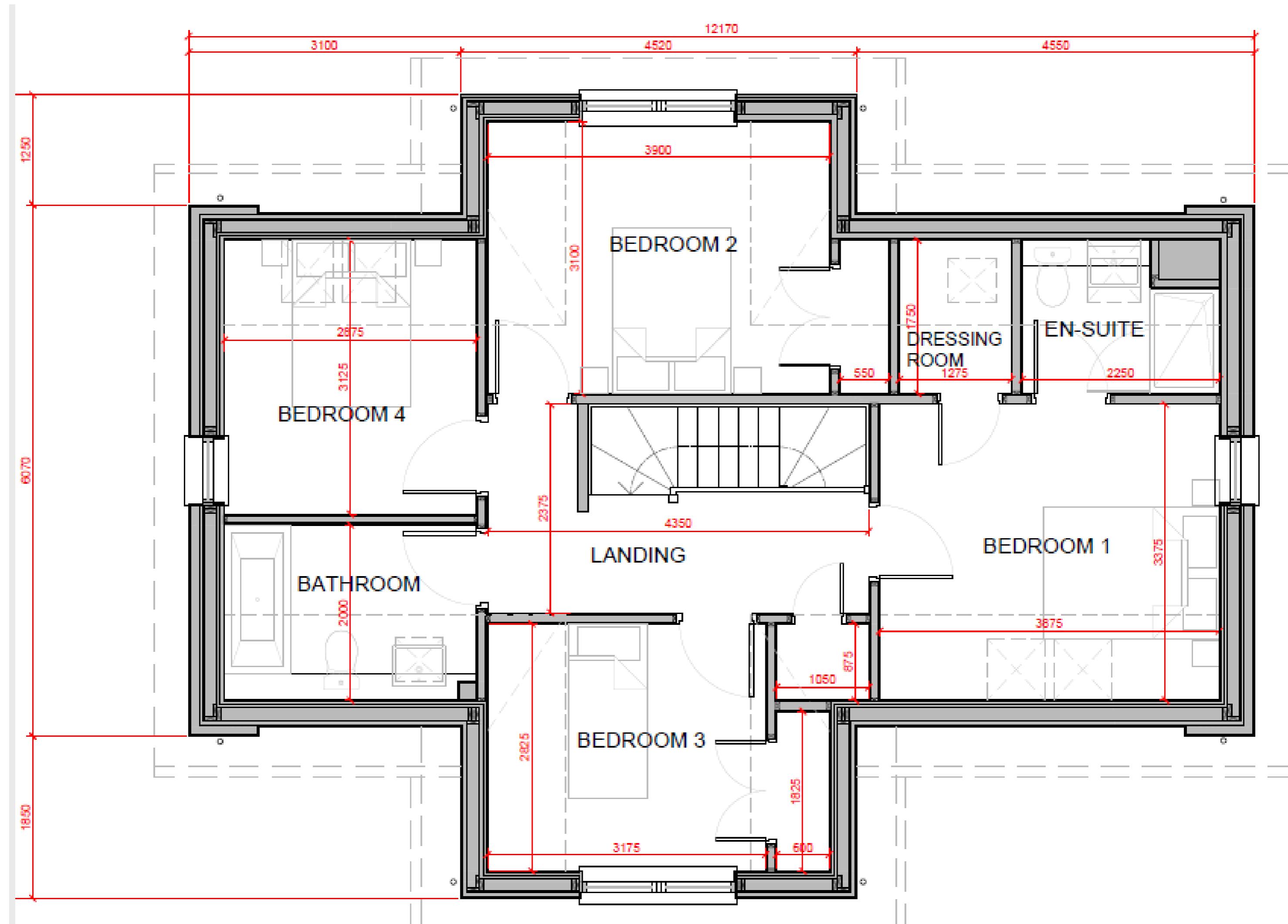
Cedral Weatherboard Cladding
External Lighting
Garden area turfed back & Front.
Gravelled Driveway
Slabs to front and rear
Concrete Tiled Roof
Photovoltaic Panels to Roof

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.











For further details please contact Irving Geddes
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