



IVY COTTAGE, KENMORE STREET, ABERFELDY, PH15 2BL

Irving Geddes are delighted to offer for sale this charming and beautifully presented 3 bedroom end terrace period villa enjoying a private location within the ever popular Perthshire town of Aberfeldy. The modernised property offers a generous layout set over two floors, comprising on the ground floor; PORCH, HALL, LIVING ROOM, DINING KITCHEN with UTILITY CUPBOARD, CONSERVATORY and BATHROOM. On the upper floor there are 3 DOUBLE BEDROOMS, the master with EN-SUITE SHOWER ROOM. The property is double glazed & is warmed by gas fired central heating.

Externally there is off-street private parking & a lovely private landscaped garden. Bordered by an attractive stone wall and fencing, there are two areas laid to lawn and a large timber decked patio.

An individual property in true move-in condition, offering much appeal. Likely to be a welcome addition to the market & early viewing is advised.

Ivy Cottage is ideally located within an easy walking distance to local amenities. The modern community campus offering infant to secondary schooling, library, swimming pool & sports facilities is a short distance away as are numerous independent shops, restaurants, hotels & cinema. 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 6miles away & there are numerous mountain walks within close proximity.

Video Walkthrough <https://youtu.be/DQLRMaAZD7U>

Viewing strictly by appointment through Irving Geddes on 01887 822722.

Energy Performance Rated 'D' for efficiency.





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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