



53 APPIN PLACE, ABERFELDY, PH15 2AH

OFFERS OVER £135,000

**IrvingGeddes**  
W.S. • Solicitors • Estate Agents



## 53 APPIN PLACE, ABERFELDY, PH15 2AH

Irving Geddes are delighted to offer for sale this well proportioned three bedroom end-terrace villa, located within an ever popular residential area of Aberfeldy. The property is set over two floors and comprises on the ground floor; ENTRANCE PORCH with built-in storage, BREAKFASTING KITCHEN with large walk-in storage cupboard, and spacious LOUNGE with sliding doors to garden. There is a contemporary BATHROOM & 3 BEDROOMS on the upper floor, two with built-in wardrobes. The windows are double glazed & the property warmed by electric storage heating.

Externally there is a small area of private garden to the front, laid with stone chips. The larger rear garden comprises an area of lawn with paved path, bordered by timber fencing. Unrestricted parking is located very near by.

Requiring modernisation and offering huge potential for buyers to place their own design ideas on the property. No 53. is likely to have broad appeal and will be a welcome addition to the market, early viewing is advised.

Ideally located for local amenities, with numerous independent shops and restaurants, hotels, cinema & supermarket within easy walking distance. The modern community campus offering infant to secondary schooling, library, swimming pool & sports facilities is a short drive. Those interested in outdoor pursuits are well catered for with a large public park, cricket ground, both tennis & bowls clubs, golf course & woodland walks. Loch Tay is 6mls away & there are numerous mountain walks within close proximity.

**Video Walkthrough** <https://youtu.be/o24ANwA8IqE>

**Viewing** strictly by appointment through Irving Geddes on 01887 822722.

**Energy Performance** Rated 'E' 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.









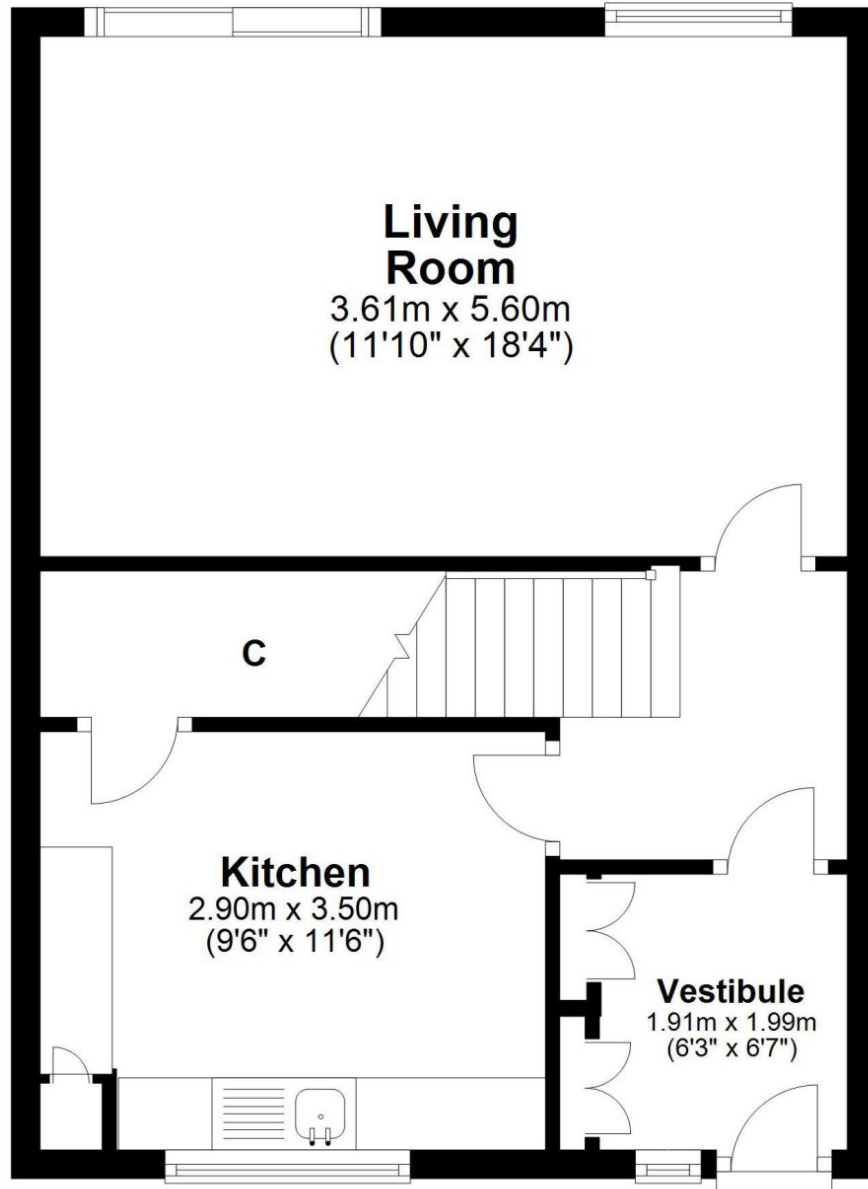






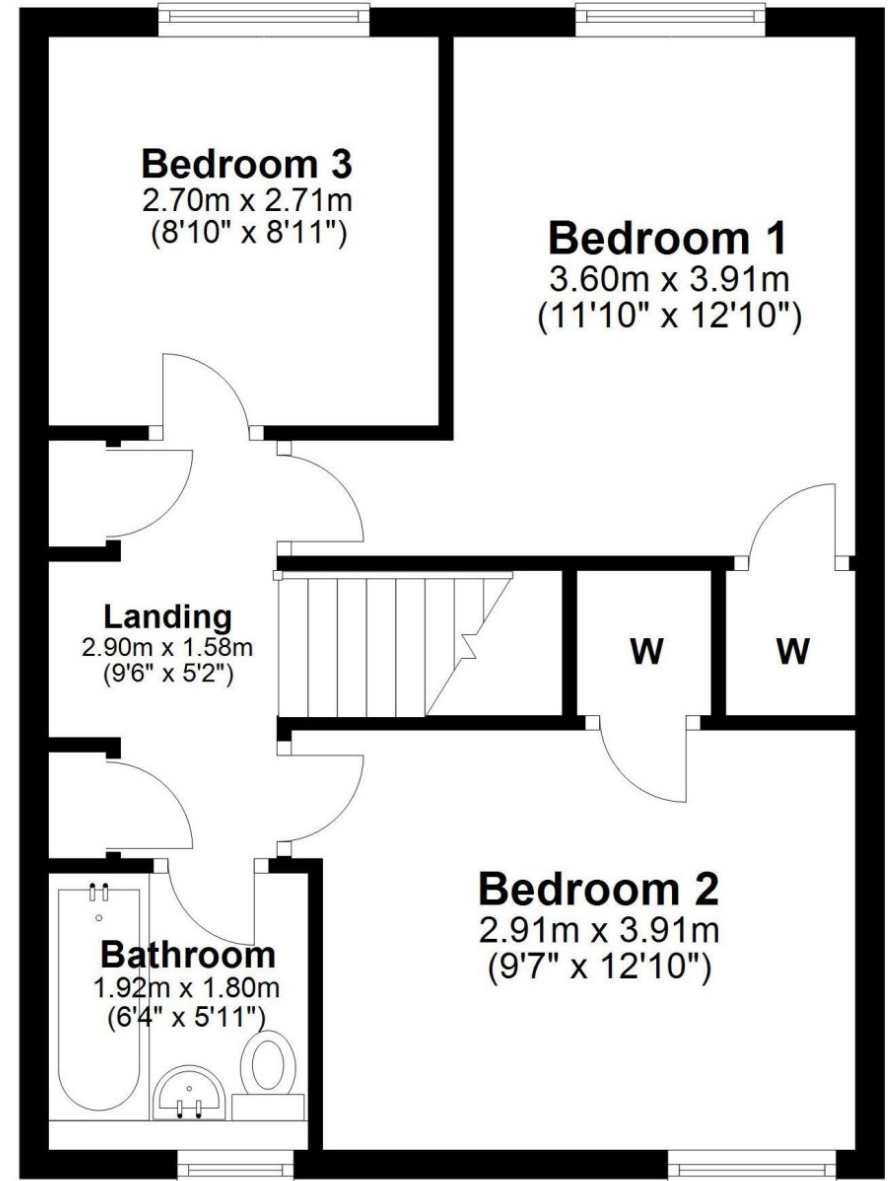
## Ground Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



## First Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



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

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