

RAILBRIDGE COTTAGE

DUNKELD ROAD, ABERFELDY, PH15 2AQ



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We are delighted to offer for sale this immaculately presented modern four bedroom detached villa enjoying a semi-rural location on the eastern edge of the sought after historic highland town of Aberfeldy. Railbridge Cottage is set within a small, exclusive development and boasts attractive open aspects and beautifully landscaped garden grounds. The versatile layout set over two floors comprises on the ground floor; VESTIBULE, HALL with WC off, LOUNGE open to DINING AREA & fully fitted BREAKFASTING KITCHEN, UTILITY ROOM & DOUBLE BEDROOM with EN-SUITE SHOWER ROOM. There are TWO further DOUBLE BEDROOMS (master with EN-SUITE SHOWER RM), a SINGLE BEDROOM/STUDY and FAMILY BATHROOM on the upper floor. The property is double glazed throughout & warmed by oil central heating with a wood-burning stove in the lounge. Floored attic with pull-down ladder accessed from twin bedroom.

Beautiful garden grounds surround the property and have been re-landscaped. Generous private parking leads to a large single garage (power and lighting) and adjacent timber store. Fencing encloses the oil tank to the rear, creating a seating area in the corner of the grounds, with adjacent timber shelving and wood store. There is a wide paved path leading from the front to the side and onto an access ramp to the rear utility. The rear has been extensively remodelled, significantly increasing the useable area. A pathway with sleeper steps and retaining walls has been constructed, leading to a paved bin store and pedestrian access towards the town centre. The rear also has an area of lawn and raised paved patio.

A modern well-appointed family home, boasting an enviable location, flexible layout, and presented in true move-in condition. Likely to have broad appeal, early viewing is advised.

Railbridge Cottage is ideally located within easy reach of local amenities. The modern community campus offering infant to secondary schooling, library, swimming pool and sports facilities is a short distance away as are numerous independent shops, restaurants, hotels & cinema. Outdoor pursuits are well catered for with a large public park, cricket ground, tennis & bowls club, golf course and woodland walks. Loch Tay is 6miles away and there are numerous mountain walks within close proximity.

Video Walkthrough <https://youtu.be/jbUqwZDa09k>

Viewing Strictly by appointment through Irving Geddes on 01887 822722.

Energy Performance Rated 'C' for efficiency. **Council Tax** Band 'F'

Services Oil Fired Heating, Mains Water & Electricity, Drainage to septic.





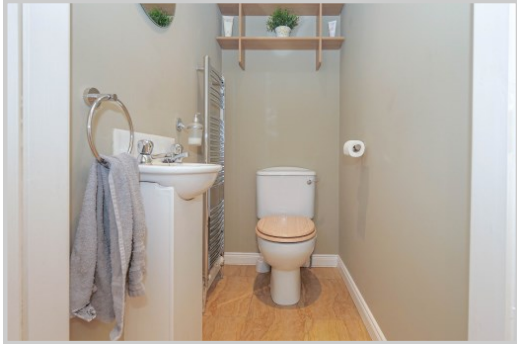
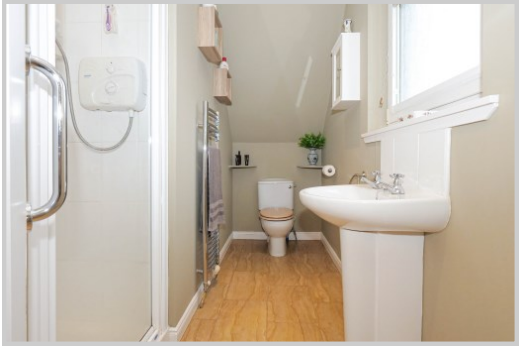
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.







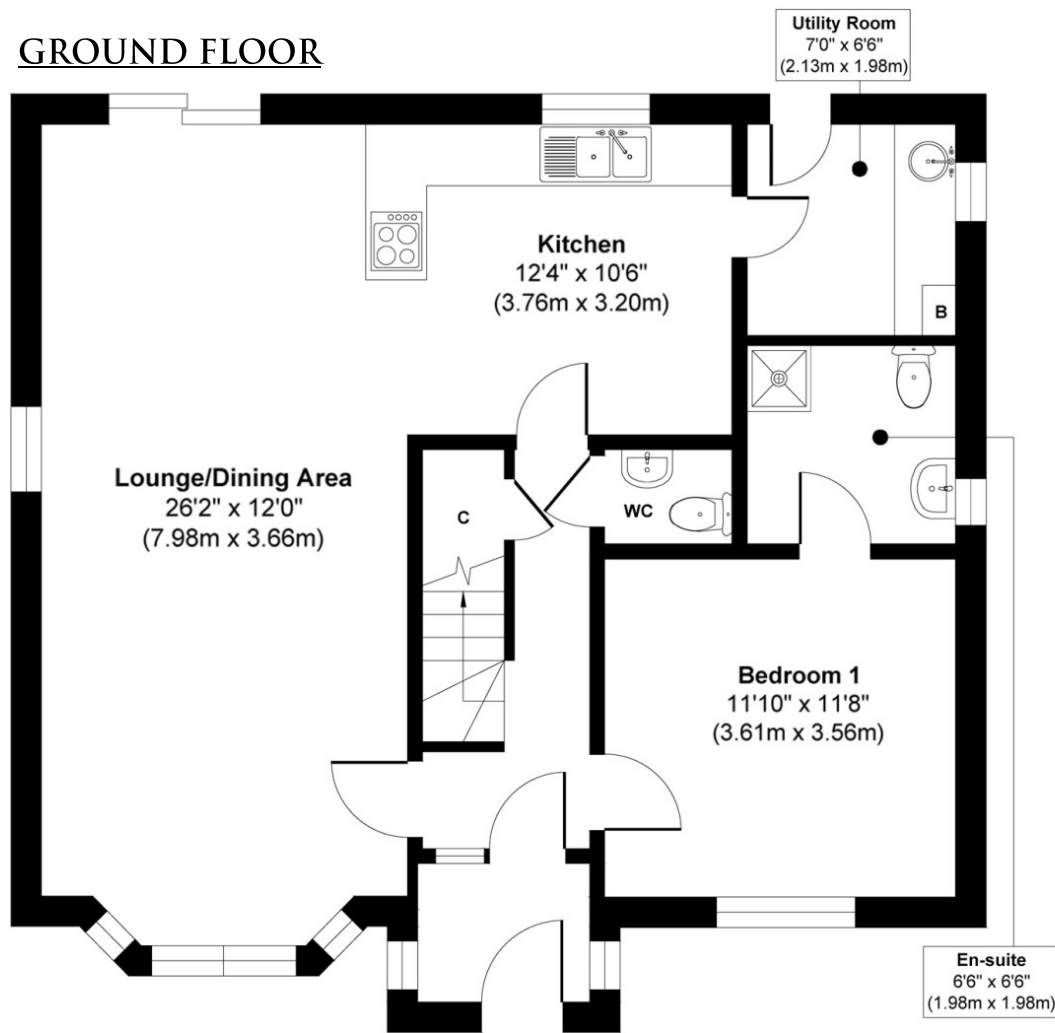




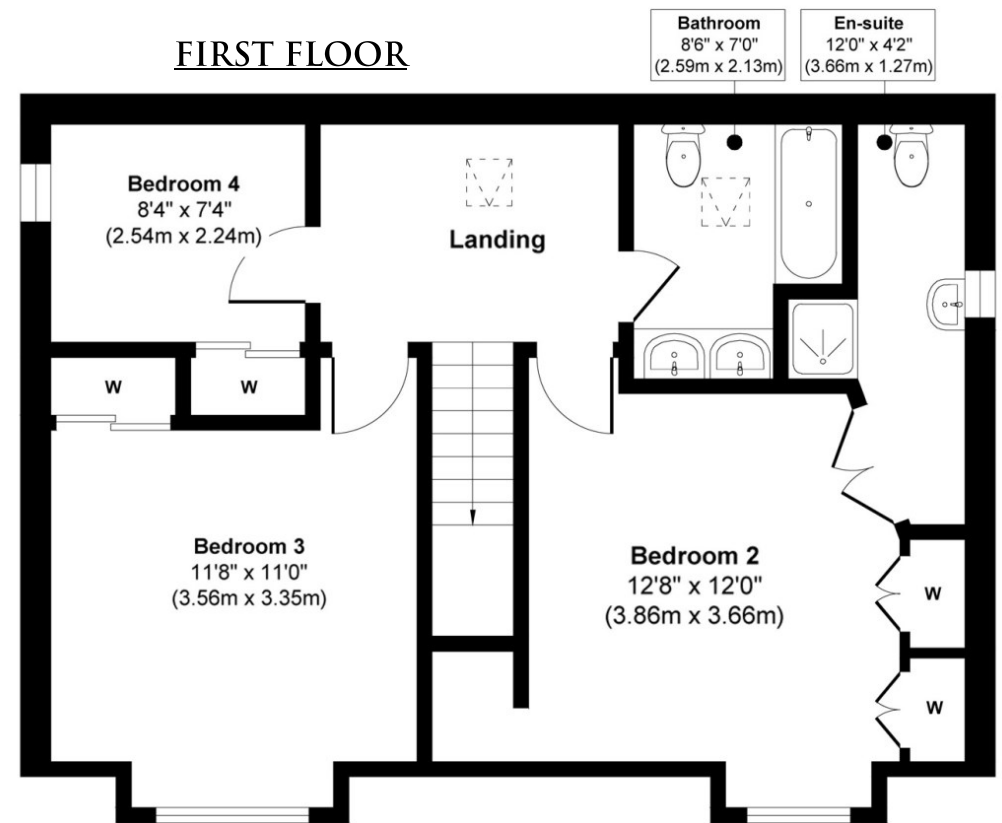




GROUND FLOOR



FIRST FLOOR



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