

# LORNE COTTAGE

KENMORE STREET, ABERFELDY, PH15 2BL



**IrvingGeddes**  
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## LORNE COTTAGE, KENMORE STREET, ABERFELDY, PH15 2BL

Irving Geddes are delighted to offer for sale this beautiful individual five bed detached period property located a short distance from the town centre and enjoying large private gardens.

A spacious, flexible layout set over two levels, with the ground floor comprising; PORCH, HALL, LOUNGE, DINING ROOM, SITTING ROOM, KITCHEN and SHOWER ROOM. On the first floor there is a FAMILY BATHROOM, separate CLOAKROOM, 1 SINGLE & 4 DOUBLE BEDROOMS. The property is warmed by gas central heating. The sizeable fully floored attic measures some 90m<sup>2</sup> and offers huge development potential in creating further accommodation, subject to obtaining the necessary permissions.

Externally there are substantial private gardens, with a large area of lawn to the front and rear. A long private drive is accessed from Kenmore Street, leading to a single garage. To the rear is a timber shed and greenhouse.

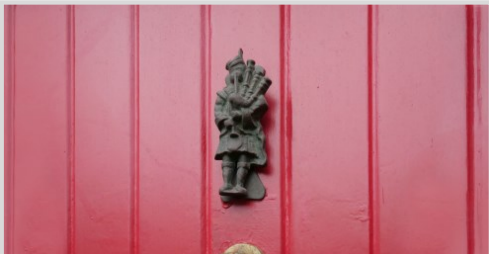
A beautiful & characterful Victorian property (1897), boasting numerous period features. We understand a previous owner operated a bagpipe manufacturing business from the premises! The property currently has a basic kitchen installed and would benefit from a programme of refurbishment/modernisation. Lorne Cottage offers huge potential and is a charming, sizeable family home likely to have broad appeal, early viewing is strongly advised.

Ideally located within easy walking distance to local amenities. The modern community campus offering infant to secondary schooling, library, swimming pool & sports facilities is a short walk away as are numerous independent shops, restaurants, hotels and 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.

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

**Energy Performance** Rated 'E' for efficiency.

**Video Walkthrough** <https://youtu.be/hKFQWOed9PU>







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.









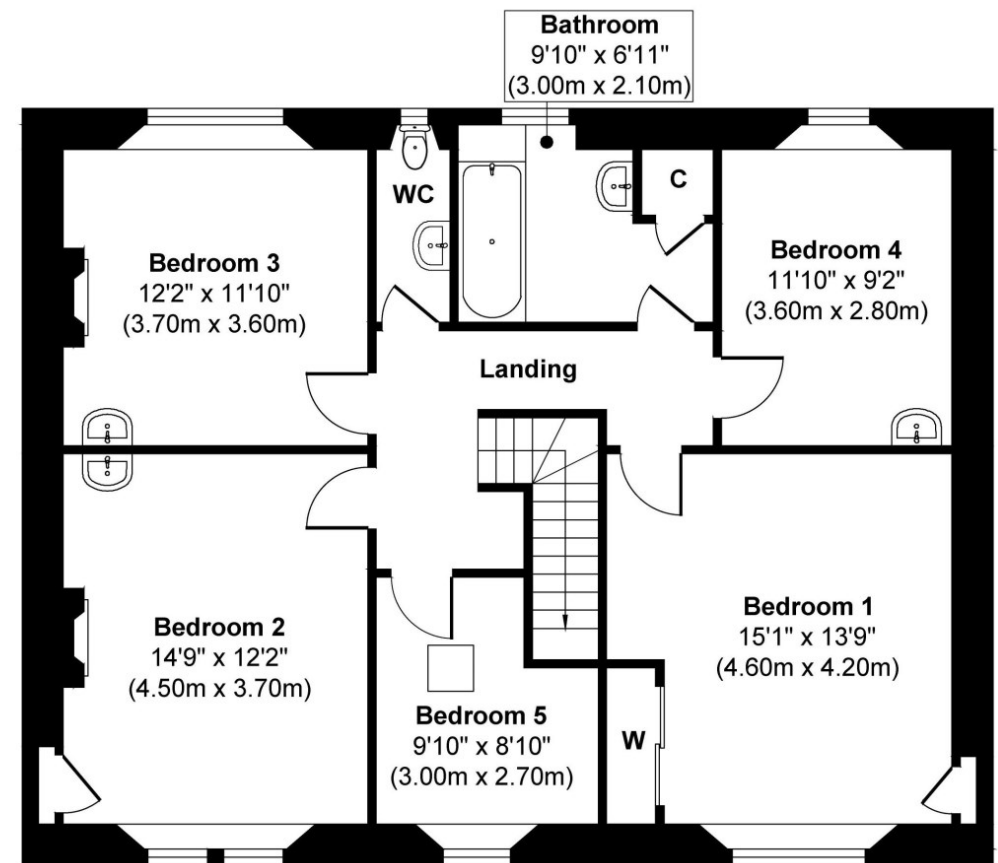
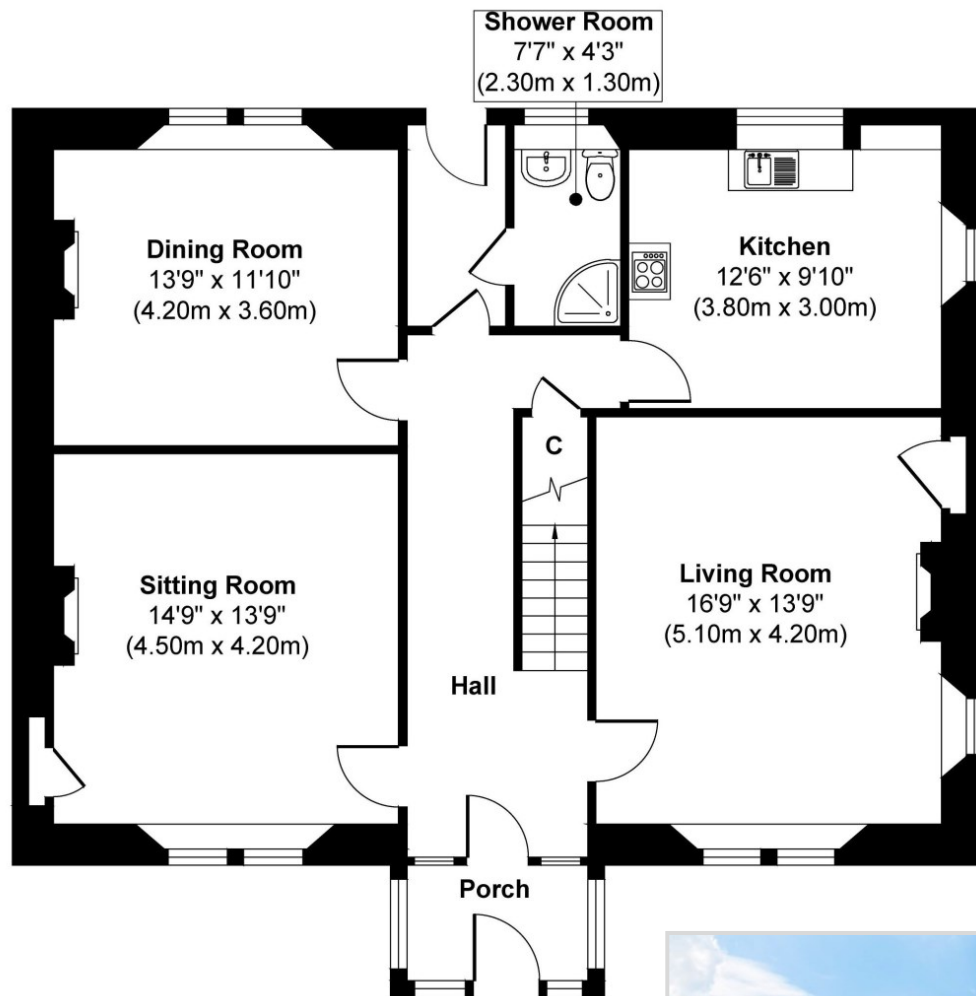












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