



ASKIVAL, BALNASKEAG
KENMORE, PERTHSHIRE, PH15 2HB OFFERS OVER £325,000

ASKIVAL, BALNASKEAG, KENMORE, PERTHSHIRE, PH15 2HB

We are delighted to offer for sale this 3 bedroom modern detached villa enjoying an elevated position, located within the hamlet of Balnaskeag, on the eastern edge of the beautiful Perthshire village of Kenmore. Askival offers a well proportioned layout throughout, comprising on the ground floor; HALL, KITCHEN, DINING ROOM, LOUNGE & CLOAKROOM. There are 3 DOUBLE BEDROOMS (MASTER EN-SUITE SHOWER ROOM), and MASTER BATHROOM on the upper floor. The property is warmed by oil-fired central heating and is double glazed throughout.

The property enjoys good sized garden grounds. The front with an area of lawn and a tarmac drive with ample off-street parking. A large raised timber deck to the rear is accessed from the dining room and has steps leading to the garden. A large lawn slopes to the rear boundary fence.

Sale property in Balnaskeag is rare and Askival is likely to be a welcome addition to the market. With broad appeal, enjoying an attractive open outlook, versatile layout, enviable location and presented in move-in condition. Early viewing is recommended.

The property is within walking distance of the stunning and historic Perthshire conservation village of Kenmore, located at the end of Loch Tay. The charming village square comprises symmetrically arranged buildings with Kenmore Church at one end. The Hotel is one of the oldest Inns in Scotland and there is also a village shop/post office. The town of Aberfeldy has a full range of services and lies some 6 miles to the east.

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

Services Mains Water & Electric, Oil Central Heating, Drainage to Septic.

Viewing Strictly by appointment through Irving Geddes 01887 822722

Viewing Video Tour <https://youtu.be/X5X5iri0FZ4>

IrvingGeddes
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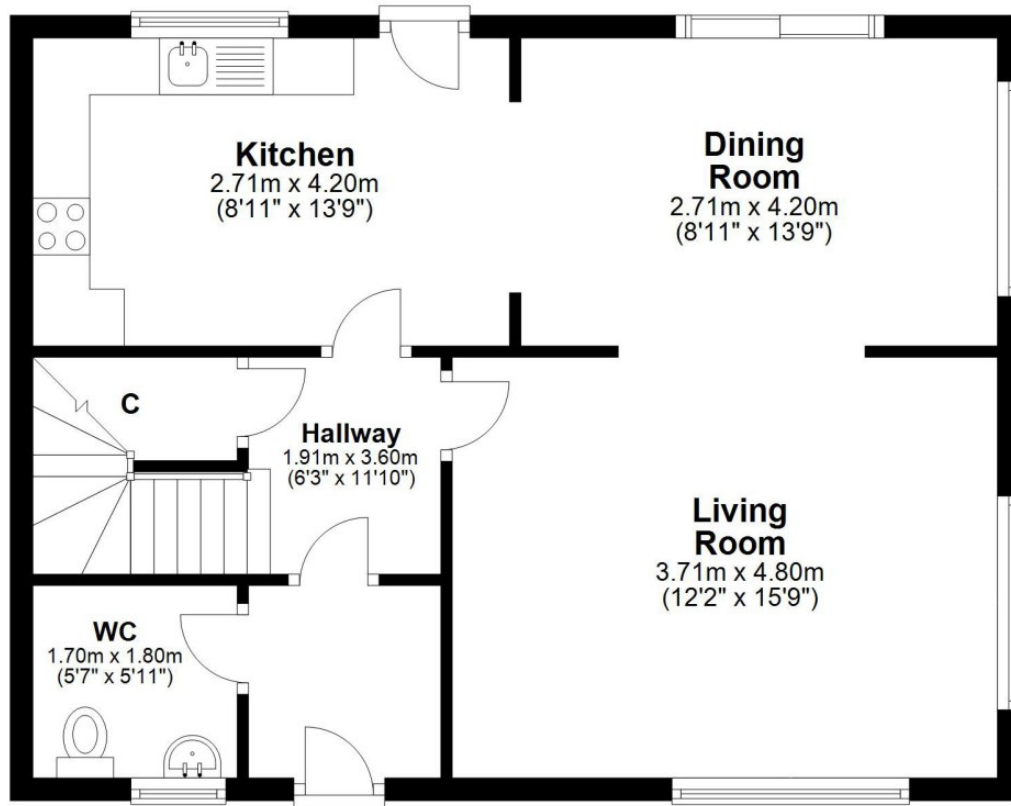






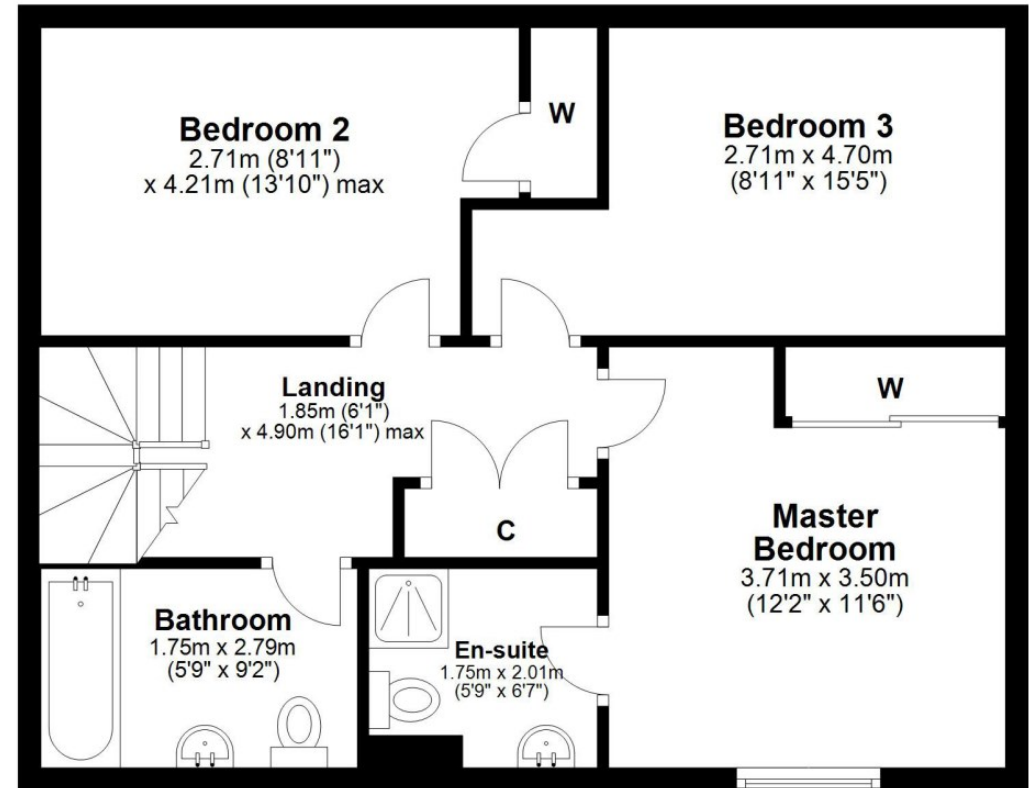
Ground Floor

Approx. 55.4 sq. metres (596.5 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.5 sq. feet)



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.



IrvingGeddes

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Crieff

25 West High Street, PH7 4AU
Tel: 01764 653771

Crieff

14 Comrie Street, PH7 4AZ
*OPENING SOON *

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722