

**8 The Beeches
Aberfeldy, Perthshire
PH15 2BZ**



Marwicks
Solicitors & Estate Agents

8 The Beeches, Aberfeldy, Perthshire, PH15 2BZ

The property comprises a beautifully presented house of individual split-level design enjoying fine westerly views along the River Tay. Completed just under ten years ago, the property is a detached house bordering farmland to the west. Aberfeldy itself is a highly popular location and the house is located on the western edge of the town. All essential services are available locally within walking distance. These include the new Health Centre and Cottage Hospital and the Breadalbane Community Campus (known as the Aberfeldy Recreation Centre) with its wide variety of facilities including a swimming pool, climbing wall, dance studio and squash courts. There is also a local 18-hole golf course about five minutes' walk from this property, and many other nine and 18 hole courses within 30 minutes' drive.

The spacious accommodation comprises a vestibule, hallway, study/utility room, diningroom, sun room, fully fitted kitchen, downstairs bathroom, stairs to half landing with lounge and master bedroom with en-suite shower-room/toilet, and stairs to upper landing with two further double bedrooms and shower-room/toilet. Garden with paved patio area. Garage with laundry area.

VESTIBULE (4'10" x 4'10" (1.48m x 1.48m) approximately): Fitted carpet. Glazed outer entrance door. 15-pane Georgian style inner door to:-

MAIN HALLWAY (24'4" x 7'5" (7.42m x 2.28m) approximately): A spacious hall. Fitted carpet. Understair cupboard. Cornice. One double central heating radiator. Cloakroom with shelf. Two double 13 amp sockets plus telephone point.

STUDY/UTILITY ROOM (11'2" x 8'1" (3.40m x 2.46m) approximately): Accessed from the main entrance hall. Fitted carpet. Door to rear garden. Cupboard containing central heating boiler and hot water tank. Single central heating radiator. Four spot ceiling light fittings. Extractor fan. Venetian blind. Door to garage.

DININGROOM (14'7" into doorway by 9'10" (4.52m x 3.02m) approximately): Accessed from the hallway via a glazed 15-panel Georgian style door. Three-light ceiling light fitting. Fitted carpet. One double central heating radiator. Four double 13 amp sockets. Double glazed doors to sun room plus glazed door to kitchen.

SUN ROOM (14'7" x 10'1" (4.44m x 3.07m) approximately): A superb west facing room with outstanding views to the river and hills beyond. Seven windows to the north, west and south plus door to rear garden area. Venetian blinds on all windows. Triple ceiling light fitting. One double central heating radiator. Fitted carpet. Four double 13 amp sockets.

KITCHEN (13'8" x 11'3" (4.16m x 3.42m) approximately): A beautifully fitted kitchen with a superb range of kitchen units to all four walls. Excellent worktop areas with in-built ceramic sink with mixer tap. Three windows, one double to the north and one single to the west. Venetian blinds. Nine recessed ceiling downlights plus single four-light matching light fitting. Concealed cabinet lighting plus under-unit lighting. Attractive tiling above worktops. Heated towel rail. Vinyl laminate-effect floor covering. Deep shelved larder cupboard. A range of Neff units comprising four-ring gas hob, single oven, combination microwave oven and cooker hood. Integrated dishwasher. Built-in wine rack. Seven double 13 amp sockets plus spur points plus telephone point.

DOWNSTAIRS BATHROOM (9'8" x 5'10" (2.94m x 1.77m) approximately): Fitted carpet. Window to side of house. Heated towel rail. Fully tiled with three piece white suite comprising bath, toilet and wash-hand basin with mains shower and glass shower screen over bath. Wash-hand basin set in vanity unit. Wall mirror plus shaver socket/light fitting. Cornice. Four-light ceiling fitting. Extractor fan.

A short carpeted stair leads to:-

HALF-LANDING: With fitted carpet. Hatch with ramsay ladder to part floored loft. One brass downlight. One double 13 amp socket. 15-pane glazed side panel with 15-pane glazed Georgian door leading to:-



LOUNGE (irregularly shaped - 18'8" x 17'8" (5.69m x 5.39m) approximately from wall to chimney breast and wall into window recess): Fitted carpet. Three double central heating radiators. Coal-effect gas fire set in most attractive wood fire surround with tiled hearth. Four-light bay window plus two single windows. Roller blinds on all windows. Cornice. Five double 13 amp sockets.

MASTER BEDROOM (13'1" x 12'3" (3.98m x 3.68m) approximately): Fitted carpet. One double central heating radiator. Fitted double door wardrobes with shelves. Three double 13 amp sockets. Door to:-

EN SUITE SHOWER-ROOM/TOILET: Fully tiled with extremely large shower cabinet and tray, wash-hand basin set in vanity unit and toilet. Tiled at wash-hand basin. One double central heating radiator. Wall mirror. Triple ceiling spotlight fitting. Shaver socket/light fitting. Window to side of house.

Short carpeted staircase from half landing to:-

UPPER LANDING (12'11" x 7'4" (3.96m x 2.25m) approximately): Fitted carpet. Shelved linen cupboard. Hatch to attic. Two recessed highball downlights. One double central heating radiator. One double 13 amp socket.

DOUBLE BEDROOM 2 (16'4" x 14'5" into window (4.98m x 4.39m) approximately): With window north. Part coombed. Two fitted double wardrobes with rails and shelves. Three double 13 amp sockets.

DOUBLE BEDROOM 3 (16'5" x 11'1" into window (5.00m x 3.37m) approximately): With window north. Part coombed. Two fitted double wardrobes with rails and shelves. Shelved linen cupboard. One double central heating radiator. Three double 13 amp sockets.

UPSTAIRS SHOWER-ROOM/TOILET: Fitted carpet. Skylight window. Part coombed. Shaver socket/light fitting. Recessed built-in shower enclosure (fully tiled) with glass door. Heated towel rail. Double ceiling spotlight.

GARAGE (19'0" x 14'1" (5.82m x 4.29m) approximately): Accessed internally from the utility room with main entrance with electrically operated roller door. Incorporating laundry area with stainless steel sink set in base units. Pulley. Four double 13 amp sockets.

OUTSIDE AREAS: The front of the property is finished attractively in monoblocked paving with space to accommodate up to four cars. To the west of the house is a very attractive paved patio area enjoying stunning views to the north and west with a natural stone wall and stone steps leading to a well stocked terraced garden at the higher level. Garden shed.

GENERAL: The house is beautifully presented and well decorated throughout. It is served by mains gas, water, electricity and drainage.

DIRECTIONS: Proceeding from the square in Aberfeldy, continue through the town centre beyond the traffic lights into Kenmore Street. Proceeding just beyond the mini roundabout (first exit) Orchard Brae/The Beeches is located just to the left. Turning left into Orchard Brae, turn immediately right into The Beeches and number 8 is the final house on the left.

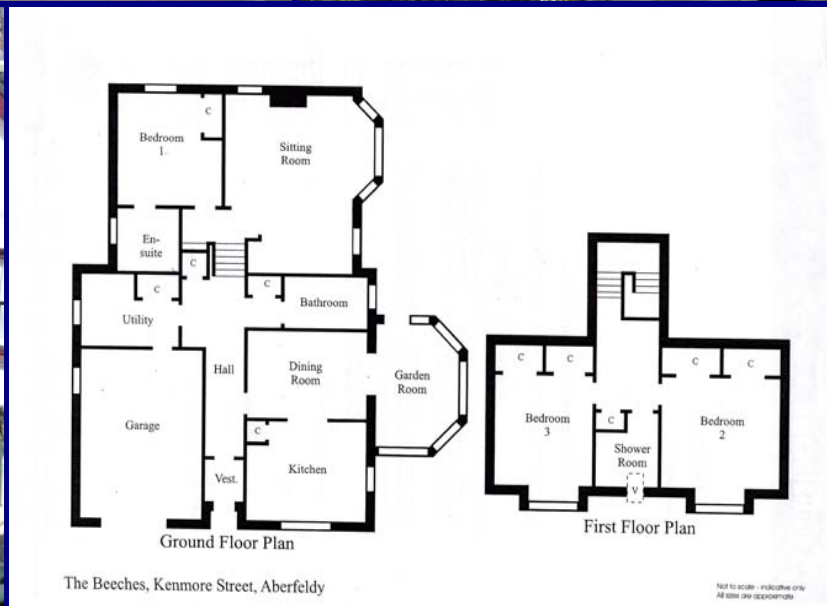
PRICE:

Fixed Price £350,000.

VIEWING:

Strictly by appointment - tel. (01887) 820588 or 07836 530744





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