

# THE OLD STABLE

CRIEFF ROAD, ABERFELDY, PH15 2BJ



Irving Geddes are delighted to offer for sale this immaculately presented three bedroom detached property centrally located in the ever popular Perthshire town of Aberfeldy. The property was renovated in 2020 & further enhanced by the current owners, who have used The Old Stable as a holiday home. Offered in true move-in condition, the property is set over two floors, comprising on the ground floor; UTILITY ROOM with W.C. off, a stunning BREAKFASTING KITCHEN open to a DINING AREA & into a charming LOUNGE with feature window overlooking the patio, and a walk-in under-stair storage. There are 3 BEDROOMS on the upper floor, 2 with built-in wardrobes, the master with EN-SUITE SHOWER ROOM, and FAMILY BATHROOM with bath and separate shower.

There is a private fully enclosed low-maintenance garden around the property, with a private gravel driveway, enclosed paved patio, storage shed, and stone steps leading to a raised gravel terrace with attractive stone wall border. Warmed by electric wet central heating with Hive control, individual dimmable lighting & double glazed throughout. The majority of contents may be available through separate negotiation.

A most attractive, individual property of real character, offered in true move-in condition, and one enjoying an excellent central location. Likely to have broad appeal and early viewing is advised.

Ideally located with easy access to local amenities, a short walk to numerous independent shops, restaurants, hotels & cinema, and the modern community campus, which offers infant to secondary schooling, library, swimming pool and sports facilities. Outdoor pursuits are well catered for with a large public park & cricket ground, along with tennis & bowls club, golf course & woodland walks. Loch Tay is 6miles away, with numerous mountain walks within close proximity.

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

**Viewing** Strictly by appointment through Irving Geddes - 01887 822722.

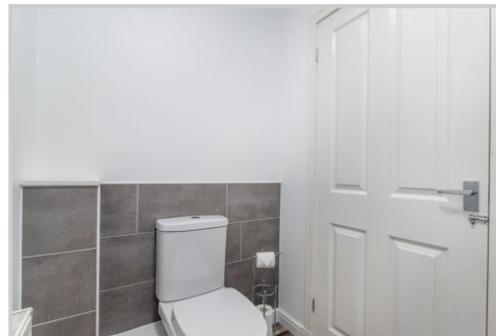
**Video Walkthrough** <https://my.matterport.com/show/?m=kxhbPZaosVH>



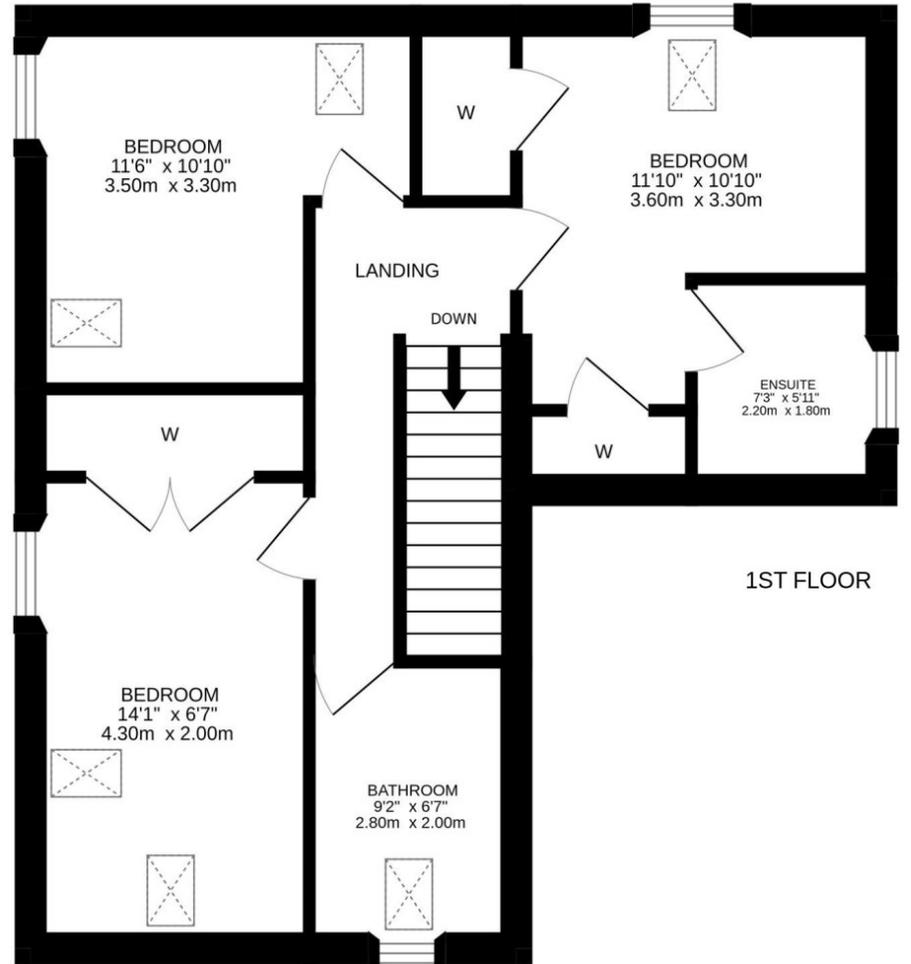
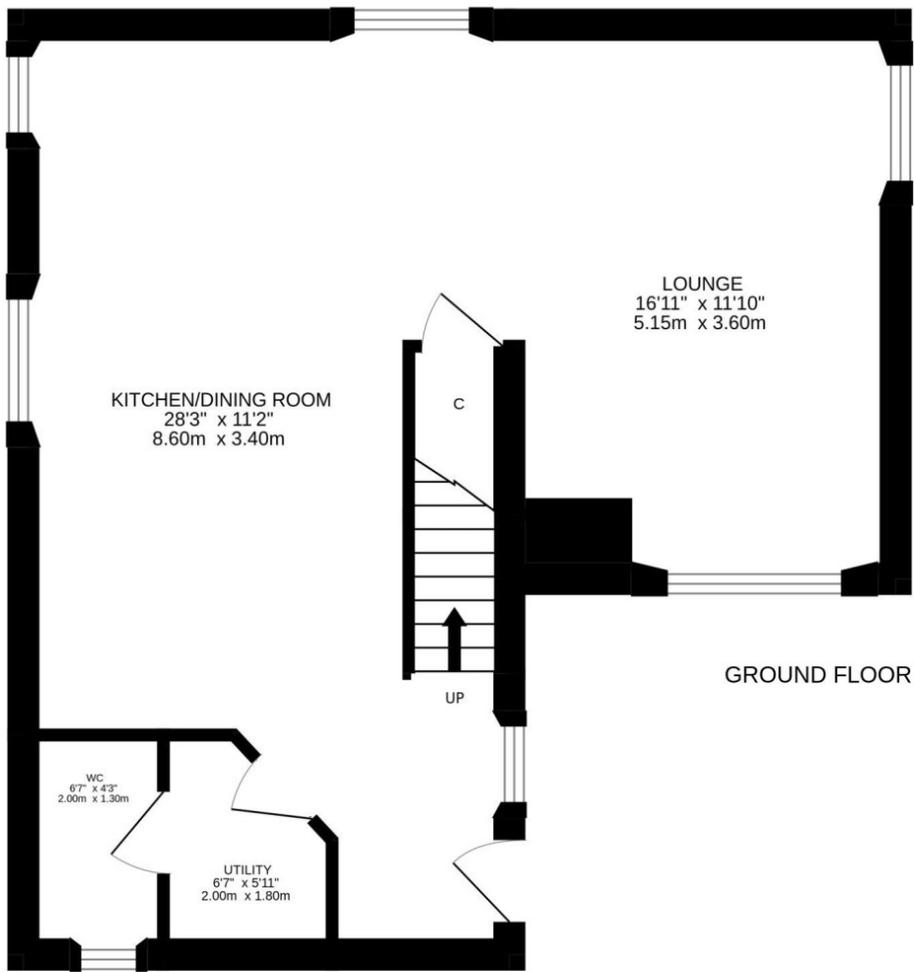








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.





**Crieff**  
26 West High Street, PH7 4AD  
Tel: 01764 658771

**Comrie**  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**  
6 The Square, PH15 2DD  
Tel: 01887 822722