

LYON VIEW
COSHIEVILLE, ABERFELDY, PH15 2NE





IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this substantial detached modern family villa enjoying an enviable location within the hamlet of Coshieville, 5mls west of the popular Perthshire town of Aberfeldy. Boasting an elevated south-west facing position with far reaching views, the property is set in large gardens and boasts particularly versatile accommodation over two floors. The ground floor comprising; VESTIBULE, W.C., split level HALL open to a large DINING KITCHEN with patio doors and wood-burner, and steps to a superb GARDEN ROOM with vaulted ceiling, flooded with natural light. A spacious triple aspect LOUNGE spans the depth of the property and has a wood-burner and picture window providing fine views. An OFFICE is located off the kitchen as is a UTILITY ROOM which provides access to the side of the property & the integral double garage. On the upper floor a galleried landing accesses the MASTER BEDROOM with EN-SUITE SHOWER ROOM, walk-in WARDROBE and PRIVATE BALCONY. There are THREE further DOUBLE BEDROOMS, GAMES ROOM/BEDROOM with SHOWER ROOM off and FAMILY BATHROOM. The flexible layout offers much scope for development & could be reconfigured to create a self-contained annex, subject to obtaining any necessary permissions.

The large garden grounds comprise ample parking to the front with mature planting and area of lawn. The fully-enclosed rear has an extensive paved patio, large lawn, timber workshop & a lovely open outlook. An excellent family home enjoying an enviable location in one of Scotland's most scenic areas. Likely to have broad appeal and early interest is recommended.

Coshieville sits at the entrance to stunning Glen Lyon, a haven for outdoor enthusiasts, with a myriad of walks are available from the door step, from a dog walk locally to scaling Schiehallion, situated just a mile away. The historic village of Fortingall is situated some 3mls away & has a small hotel and pub. Kenmore is a short distance further on and has an array of facilities on the shores of Loch Tay. Aberfeldy is 5 mls away, with a modern community campus offering infant to secondary schooling (school bus pick-up at property), library, swimming pool and sports facilities. There are numerous independent shops, restaurants, hotels & a cinema. Those interested in outdoor pursuits are well catered for with a large public park, cricket ground, tennis & bowls club, golf course & woodland walks. There is a railway station at Pitlochry, some 20mls away, providing daily services to Edinburgh and Glasgow as well as services to London including a sleeper train. Pitlochry also provides a range of facilities including the renowned Festival Theatre. The city of Perth is 30 miles away and offers all the amenities and professional services expected.







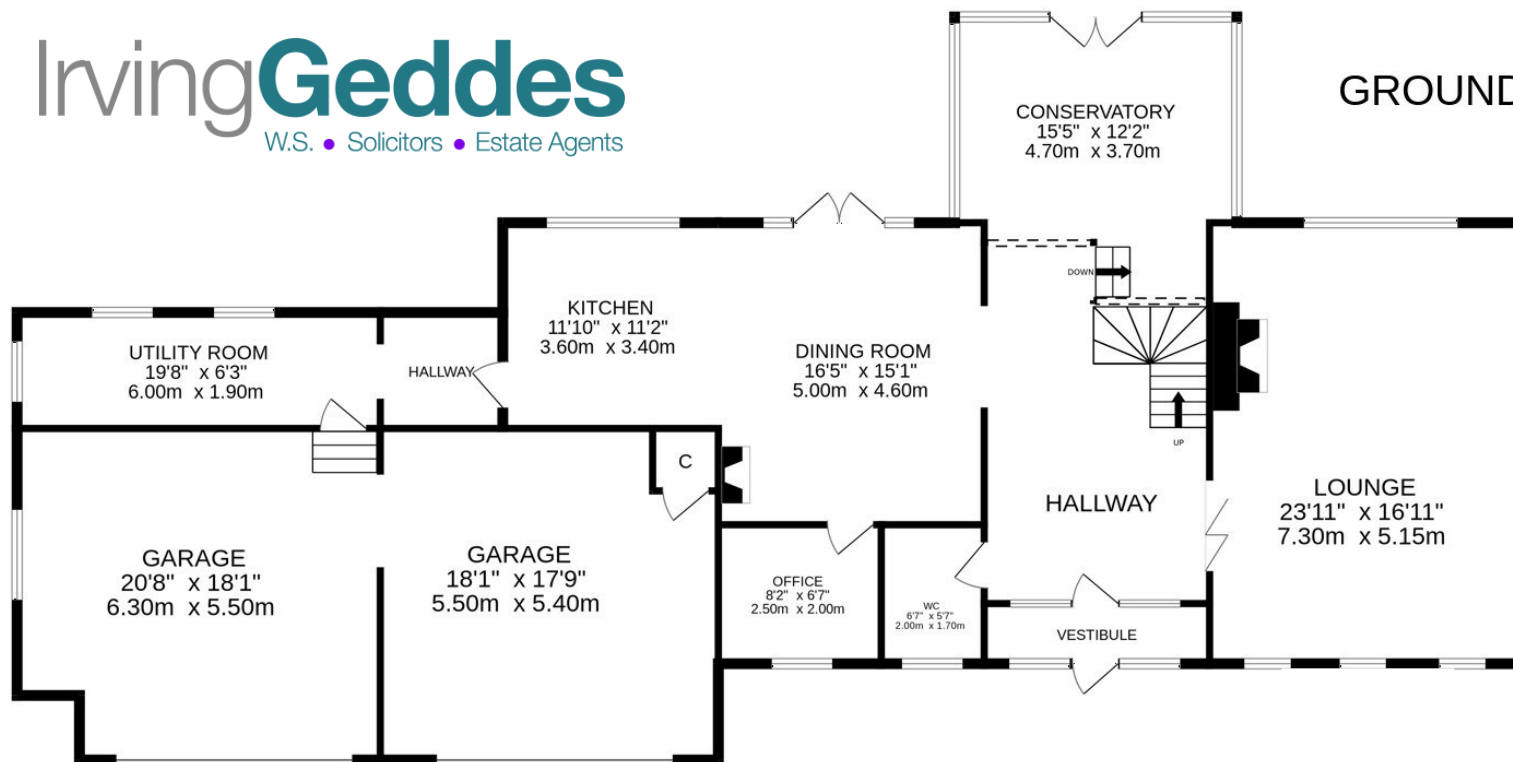








GROUND FLOOR



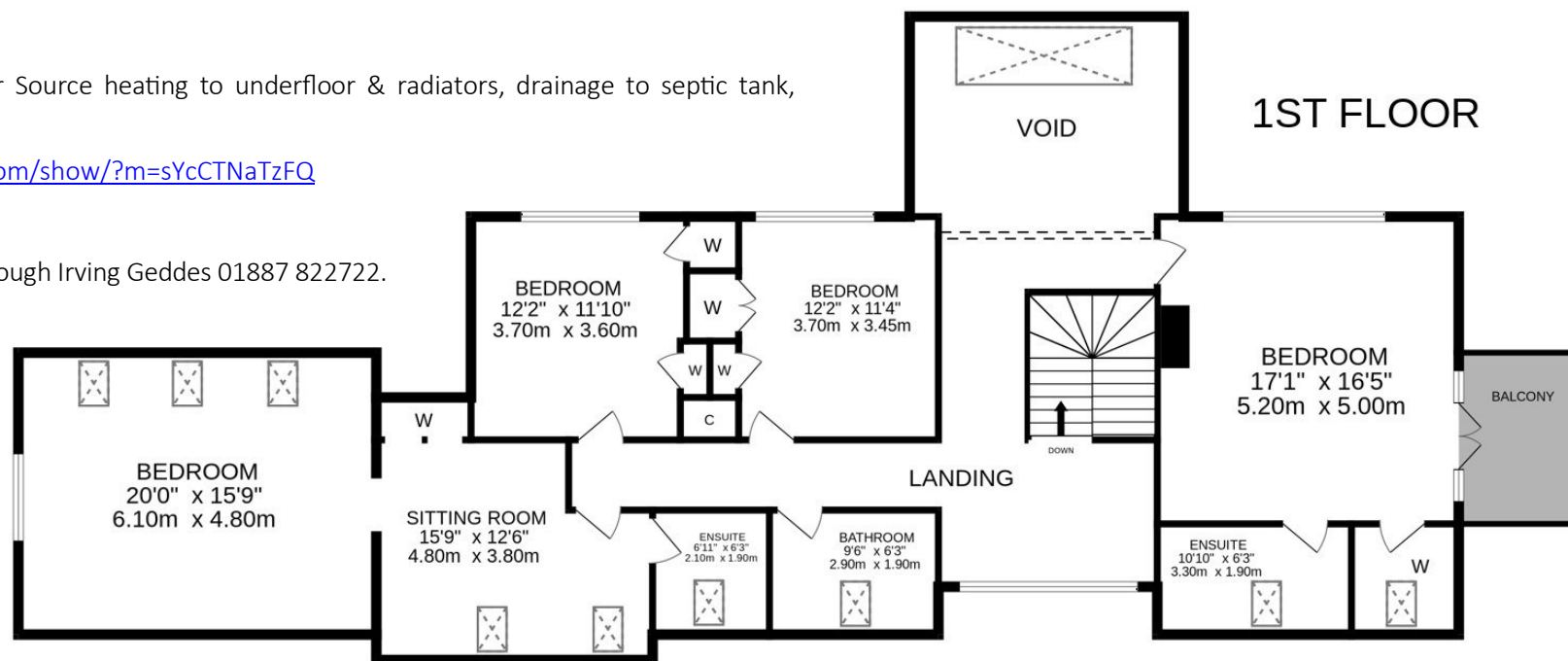
Services Mains water & electric, Air Source heating to underfloor & radiators, drainage to septic tank, superfast broadband.

Video Tour <https://my.matterport.com/show/?m=sYcCTNaTzFQ>

Energy Rating: 'B'. **Council Tax:** 'G'.

Viewing Strictly by appointment through Irving Geddes 01887 822722.

1ST FLOOR





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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