



18 CLUNY CRESCENT  
ABERFELDY, PERTHSHIRE, PH15 2FL



IRVING  
GEDDES  
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## 18 CLUNY CRESCENT, ABERFELDY, PH15 2FL

Irving Geddes are delighted to offer for sale this immaculately presented, three bedroom contemporary bungalow located in the ever popular Perthshire town of Aberfeldy. Enjoying an elevated setting towards the head of a quiet cul-de-sac within a modern development, the property has a spacious & bright layout comprising; ENTRANCE VESTIBULE, central HALLWAY with storage, superb open-plan living with large LOUNGE, fully fitted KITCHEN with breakfast bar, built-in storage, additional dining space and doors to rear patio. The FAMILY BATHROOM has underfloor heating & comprises a bath & separate shower, the MASTER BEDROOM is set to the rear and has built-in wardrobes & a large EN-SUITE SHOWER ROOM, again with under-floor heating. There are TWO further DOUBLE bedrooms. The property is double glazed throughout and warmed by gas fired central heating with sections of PV panels.

There is ample gravel parking to the front with an area of lawn, paved pathway and sheltered porch. A timber shed lies to the side and the fully enclosed south-west facing rear has a paved patio and level area of lawn rising to a gravel path and fully stocked section of garden. An elevated patio area offers a tremendous outlook towards Aberfeldy & surrounding countryside.

A particularly attractive modern home, with a stunning contemporary finish, enjoying a prime location in one of Perthshire's most sought-after towns. Likely to be a most welcome addition to the market and early viewing is advised.

18 Cluny is ideally located with a short walk to the modern community campus offering infant to secondary schooling, library, swimming pool & sports facilities. A walk or short drive into 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.

**Energy Rating** Rated 'B'      **Council Tax** Band 'E'

**Services** Mains Water, Drainage, Electric & Gas.

**Viewing** Strictly by appointment through the agent.

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

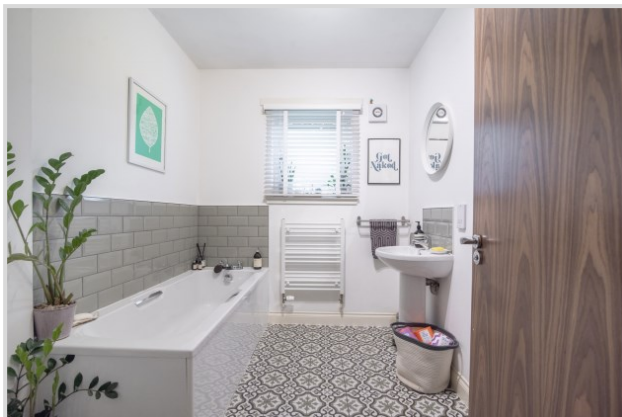
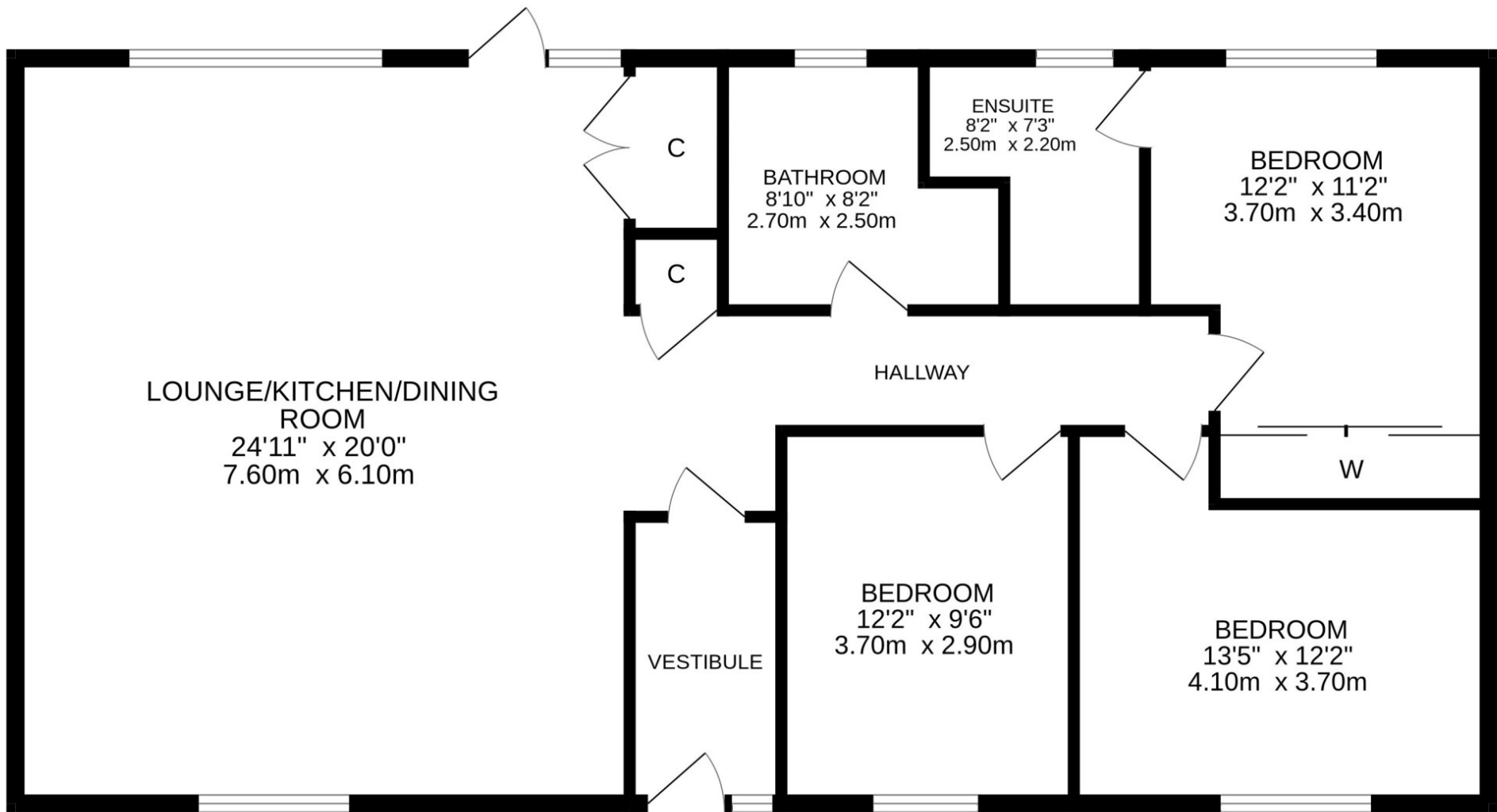












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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