

18 Bank Street
Aberfeldy, PH15 2BB

IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this spacious and versatile three bedroom property centrally located in the ever popular highland Perthshire town of Aberfeldy. The layout is over two floors, with main door access and a private outdoor area. The ground floor comprises; VESTIBULE with large built-in storage; HALL with stairs to upper floor & storage beneath; LOUNGE/BED THREE with recessed shelving, original flooring and wood burning stove; the DINING ROOM is open to the KITCHEN; there is a STORE ROOM/OFFICE located to the rear, with an external door leading to small outdoor patio area. The upper floor comprises TWO DOUBLE BEDROOMS, BATHROOM & separate WC.

The property is warmed by electric heating & double glazed throughout. Presented in move-in condition the property is generously sized & likely to have broad appeal. Early viewing is advised.

Viewing Strictly by appointment - Irving Geddes W.S. on 01887 822722.

Energy Performance Rated 'E' for energy efficiency.

Council Tax Band 'D'.
















LATTE
MOCHA
CAPPUCCINO































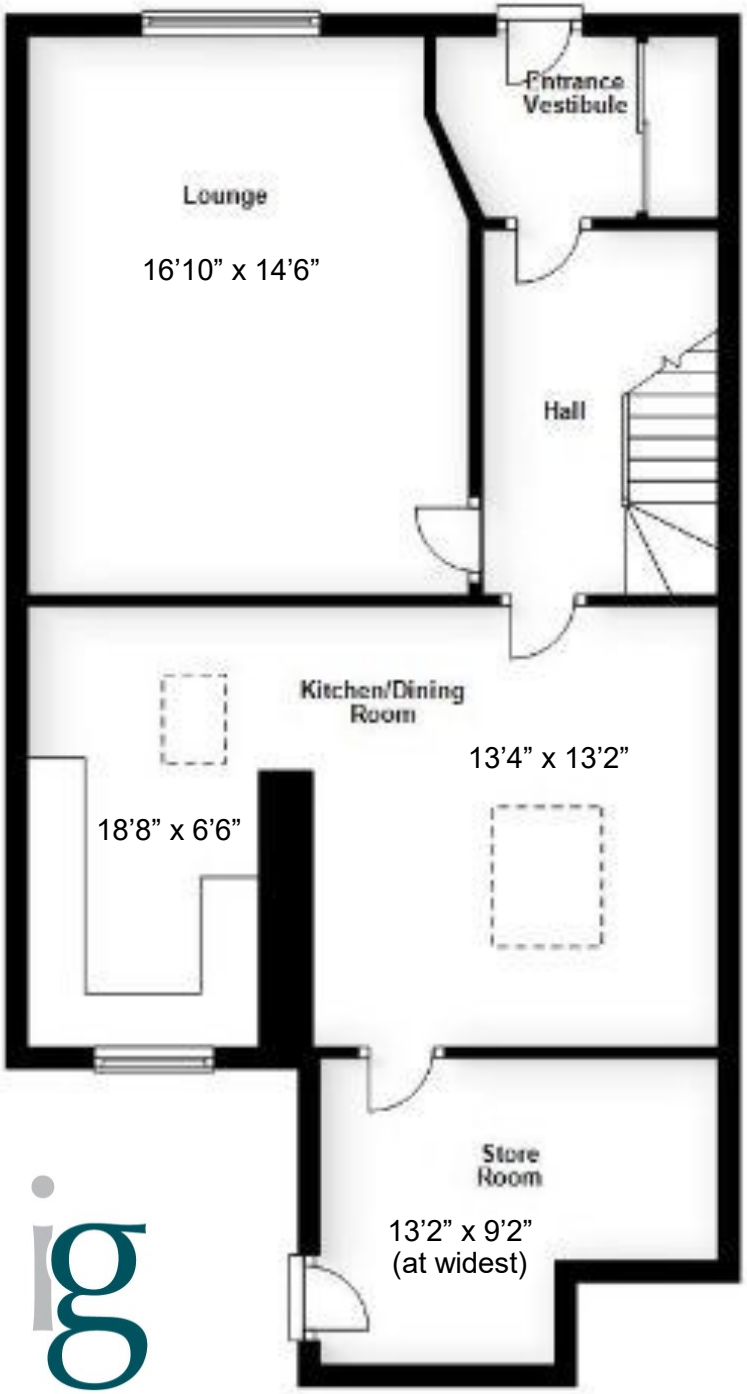




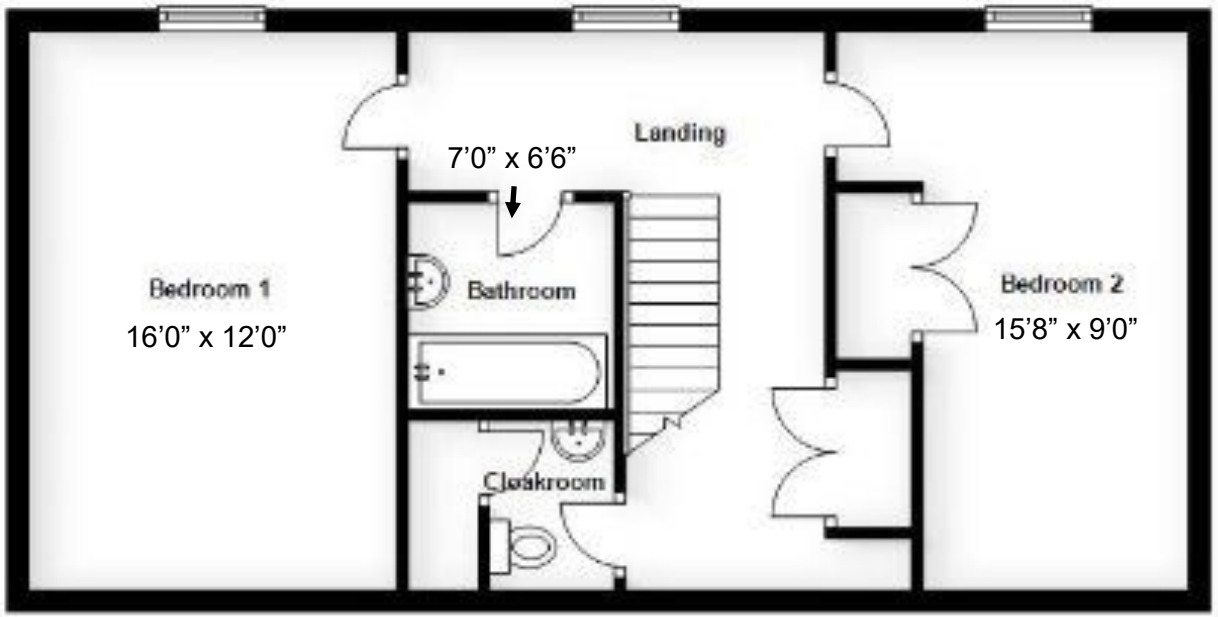


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.

Ground Floor



First Floor





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