

irvinggeddes w.s.

solicitors & estate agents



2 FORD ROAD BLAIR ATHOLL PH18 5SJ

**AN ATTRACTIVELY APPOINTED AND WELL SITUATED 2 STOREY END
TERRACE VILLA WITH GOOD FAMILY ACCOMMODATION AND A LOVELY
OUTLOOK**

**ENTRANCE HALL
LOUNGE/DINING ROOM
WELL FITTED KITCHEN
3 BEDROOMS
SHOWER ROOM
FULLY DOUBLE GLAZED
TOTAL CONTROL ELECTRIC HEATING
SOLID WOOD FLOORING
GARDENS ON 3 SIDES**

OFFERS OVER £125,000

25 West High Street, Crieff, PH7 4AU
Tel: 01764 653 771
Fax: 01764 654 654

1 Drummond Street, Comrie, PH6 2DW
Tel: 01764 670325
Fax: 01764 679400

property@irvinggeddes.co.uk LP-3 Crieff www.irvinggeddes.co.uk



Perthshire Solicitors Property Centre

Directions: Proceed down the Main Street of Blair Atholl, and just past the Post Office turn left into Ford Road, over the level crossing, and the property will be found on the left hand side just after the water mill. Number 2 is a well appointed end terrace 2 storey villa situated in the heart of the village close to beautiful Perthshire countryside. The village has day-to-day shopping facilities, primary school and a wide range of amenities. Professional offices and secondary education are available in the nearby town of Pitlochry some 8 miles distant. The most famous landmark is Blair Castle, the seat of the Duke of Atholl. There are a wide range of leisure facilities including golfing, fishing, horse riding and hill walking with indoor sporting facilities available in Pitlochry and Aberfeldy. Perth is 34 miles to the south and is reached by the nearby A9 trunk road. The village is served by a railway station and overnight sleeper service.

This is an attractively appointed family home which has been well refurbished and decorated by the present owner in recent years to include modern fitted kitchen and shower room, Total Control electric heating and full double glazing. There are new doors, skirtings and finishes and a most pleasant mix of solid wood, bamboo and tiled flooring. There is also a well insulated and floored roof space with electric light. This is a fine family home in an area of great natural beauty and amenity value and early viewing is strongly recommended.

ACCOMMODATION

Outside security light, through double glazed and panel front door into hall.

HALL

4.19m x 1.73m and 2.34m x 0.94m (13'9" x 5'8" and 7'8" x 3'1") being 'L' shaped, with coved ceiling, stairs to first floor, understairs storage area, large built-in hanging and shelved cupboard, telephone point, solid wood floor, halogen ceiling lights, door to lounge/dining room.

LOUNGE/DINING ROOM

7.09m x 3.10m (23'3" x 10'2") narrowing to 2.16m (7'1"), dual aspect with double glazed windows to front and back, facing east and west, coved ceiling and ceiling lights, t.v. point, the latter flanked by shelved alcoves and cupboard and deep display recess with storage under, both having halogen lighting, night storage heater and convector, solid wood floor, door to kitchen.

KITCHEN

3.60m x 2.85m (11'10" x 9'4") with random halogen ceiling lights, solid bamboo floor, pine coving, well fitted with modern units comprising granite style work surfaces to 3 sides with cupboards and drawers below, space and plumbing for dishwasher and washing machine, recess for cooker, electric cooker point with stainless steel canopied extractor hood above, matching wall mounted cupboards to 2 sides with storage over, double glazed windows, inset stainless steel single drainer sink unit with mixer tap, extractor hood and appliance space.

FIRST FLOOR

LANDING

Of irregular shape but about 2.77m x 2.29m (9'1" x 7'6") maximum, solid wood flooring, coved ceiling, hatch to insulated and floored roof space, double storage cupboard and double linen cupboard, doors off to bedrooms and shower room.

BEDROOM 1

4.30m x 2.59m (14'1" x 8'6") with coved ceiling and centre light, electric panel heater, double glazed windows with lovely views to the west, solid wood floor.

BEDROOM 2

3.58m x 2.69m (11'9" x 8'10") with coved ceiling and centre light, electric panel heater, double glazed windows with views to the east, solid wood floor.

BEDROOM 3

2.90m x 1.91m (9'6" x 6'3") widening to 2.18m (7'2") with coved ceiling and centre light, built-in double wardrobe with hanging and shelved space and louvred doors, pair of double glazed windows facing west, solid wood floor, electric panel heater.

SHOWER ROOM

1.88m x 1.65m (6'2" x 5'5") having tiled walls and floor, corner stainless steel and glass cubicle with power shower, pedestal wash hand basin and w.c., electrically heated towel rail, extractor fan and double glazed window.

SERVICES

Mains water, electricity and drainage.

OUTSIDE

There are gardens to 3 sides being laid to lawn with enclosed flower borders and shrubs all enclosed by wire fencing. The garden is split into 2 with front and back gates and a gate and timber divider fence.

ENTRY

By negotiation.

COUNCIL TAX

Band ??

VIEWING

Strictly by appointment through selling Solicitor. Irving Geddes W.S., 25 West High Street, Crieff, PH7 4AU Tel: **01764 653771**

If this property is of interest or if you are thinking of selling your own property then Irving Geddes W.S., would be delighted to help. For friendly advice and to organise a free Pre-Sale Valuation please contact our Property Department on **01764 670325**

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.