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solicitors & estate agents



**Detached House**

**Three Bedrooms**

**Dining Kitchen**

**Sitting Room**

**Utility/Boot Room**

**Bathroom & Shower Rm**

**OCH & New DG**

**Garage/Outbuilding**

**Stunning Views**

**Balchroich House, Keltneyburn, Aberfeldy, PH15 2LF**

**Fixed Price £265,000 Home Report £275,000**





## Description

Most attractive and well-proportioned traditionally built detached property enjoying an elevated position with panoramic views. Situated within the attractive Hamlet of Keltneyburn at the eastern end of beautiful Glen Lyon, the property boasts a good-sized yet manageable garden, oil-fired central heating, new double glazing and a stone outbuilding/garage. The accommodation over two levels consists; large utility room, shower room, dining kitchen, sitting room and bedroom three on the lower level, with two bedrooms and bathroom on the upper floor. The property offers the best of both worlds with the tranquillity and beauty of the Perthshire countryside and the convenience of an short commute to amenities. Properties such as Balchroich House are rarities on the market and early viewing is advised.

### Utility Room (10'8" x 9'6")

Rear door entering into large room with tiled floor. Range of base units with sink and plumbing for washing machine. Access to shower room.

### Shower Room (9'6" x 4'4")

Bright shower room with white suite of WC, wash hand basin and shower cubicle.

### Dining Kitchen (20'4" x 13'8")

Most spacious and flexible central room with large window enjoy a lovely aspect. Range of wall and base units, range oven, wood-burning stove with exposed stone surround. Front door leading to garden. Access to sitting room and stairs to upper accommodation. Ample space for dining suite.

### Sitting Room (14" x 12'6")

Good sized second reception room enjoying lovely views over garden to hills beyond. Open Fire.

### Bedroom Three (14" x 11'6")

This later addition to the main house is currently utilised as a bedroom but could easily be a further reception room/study/studio.

### Landing

Solid wood staircase leads to bright landing with access to bedrooms and bathroom.

### Bedroom One (14' x 12'4")

Principal bedroom with excellent views, double built-in wardrobe and vanity unit.

### Bedroom Two (12'4" x 11'4")

Another good-sized bedroom with superb views and large built-in wardrobes.

### Bathroom

Located to the rear with WC, bath and wash hand basin. Velux window.

### Exterior

Attractive mature gardens with the front laid mainly to lawn with a variety of flowering plants and shrubs bordering. Large patio area enjoying the most of the excellent views down the valley. Cottage garden area to the side. Off street parking to the rear with car port and stone-built garage/outbuilding (power & lighting)

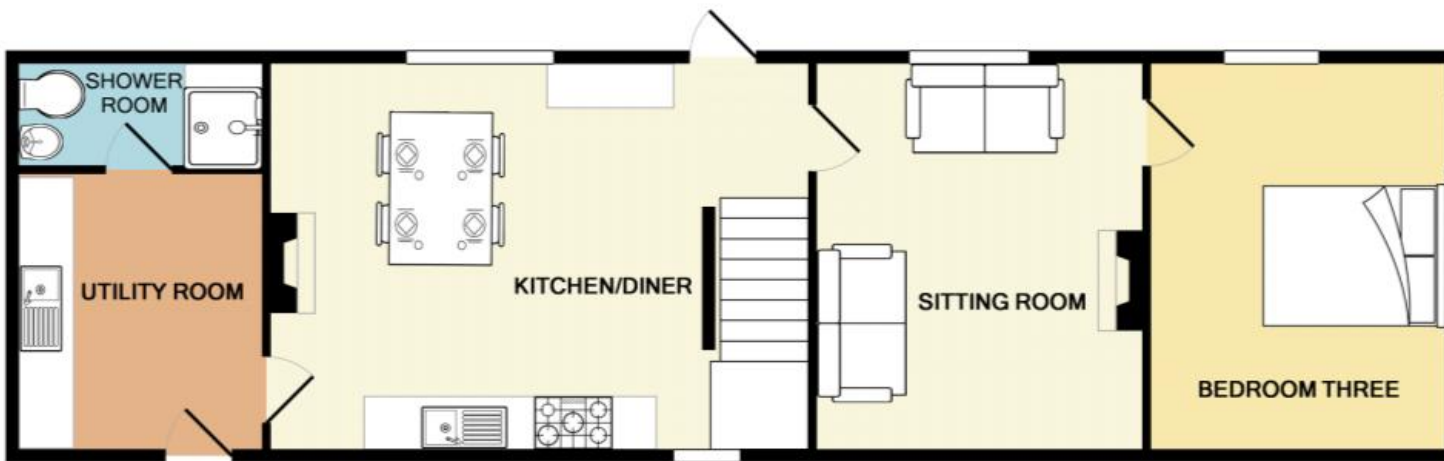
### Directions

Travelling from Aberfeldy turn right into Taybridge Road continuing over Wades Bridge. After about 5 miles at Coshieville, turn left where signposted to Fortingall. After about 1/2 mile, upon entering Keltneyburn cross the bridge and take the right turn immediately following the War Memorial & immediately left onto the access road to the property. Balchroich House is the first property on the left hand side.

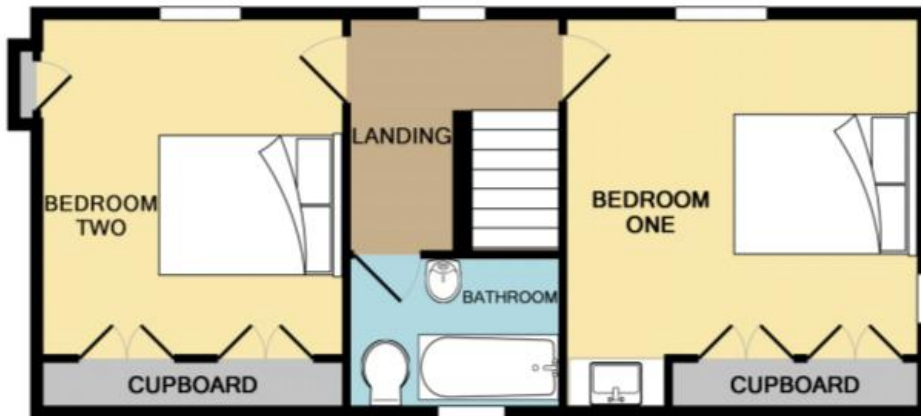
### Viewing

Strictly through Irving Geddes W.S. 01764 653771 or 01764 670325





## Balchroich House, Keltneyburn, Aberfeldy



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For legal & property matters, local experience matters

Crieff

25 West High Street, PH7 4AU

Tel: 01764 653771

Fax: 01764 654 654

Comrie

1 Drummond Street, PH6 2DW

Tel: 01764 670325

Fax: 01764 679400

Aberfeldy

2 Kenmore Street, PH15 2BL

Tel: 01887 822 722