



**Craobh Haven, Wester Carse,  
By Aberfeldy, PH15 2NB**

**Offers Over £360,000**

**irvingeddes w.s.**  
solicitors & estate agents



## Description

Immaculately presented detached modern villa enjoying a secluded location with beautiful open aspects. Boasting a most private position within a small number of exclusive residential properties benefiting from an elevated position and surrounded by open countryside approx. 4 miles from the beautiful Perthshire town of Aberfeldy. The property, built by the current owners, offers well-proportioned accommodation throughout, comprising; Vestibule, Hall, Lounge, Bedroom 4/Study, WC, Dining/Family Kitchen & Utility on the ground floor, with 3 Double Bedrooms (master en-suite) and Family Bathroom on the upper level. Externally the property benefits from substantial parking to the front and a large private garden. Craobh Haven is a most desirable property and early viewing is highly recommended.

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### Vestibule

Spacious vestibule leading to hall. Ideal place in which to house outdoor attire and footwear.

### Hallway

Bright hall providing access to study/bedroom four, lounge & dining kitchen. Stairs with solid wood balustrade to upper accommodation. Large storage cupboard and door to **Cloakroom** with WC and wash hand basin.

### Study/Bedroom Four (12'6" x 9'2")

Currently utilised as a study this flexible room located to the front of the property would also serve perfectly as dining room or fourth bedroom.

### Lounge (17'8" x 13'6")

Good sized reception room with triple aspect over gardens to open fields beyond. French doors to patio area. Attractive open fire.

### Dining Kitchen (17'8" x 15'6")

Most attractive and substantial room with a range of quality wall and base units providing a division between the kitchen and a large dining/family area. Integrated oven, fridge and dishwasher, inset gas hob. French doors lead to patio. Access to utility.

### Utility (10'2" x 8'2")

Spacious utility with a range of matching wall and base units. Plumbing for washing machine. This room houses a highly efficient wood pellet stove with integrated central heating boiler.

### Upper Landing

Spacious landing providing access to all upper accommodation. Large storage cupboard.

### Master Bedroom (15'2" at longest x 10'8")

Master bedroom located to the rear and enjoying attractive views over the garden to the hills beyond. Two double built-in wardrobes and **En-Suite Shower Room** comprising WC, wash hand basin & cubicle.

### Bedroom Two (12'4" x 10'2")

Good-sized second double located to the front with dual aspect. Two large built-in wardrobes.

### Bedroom Three (11'4" x 10'2")

Third double located to the front with double built-in wardrobe and dual aspect.

### Bathroom

Attractive fully-tiled bathroom with roll-top bath, WC and wash hand basin.

### Exterior

A notable feature of the property is the large private garden which surrounds the property and offers a most attractive open outlook. With private access leading to an ample parking area to the front. Large area laid mainly to lawn to the side and rear and bordered by mature trees, shrubs and an attractive stone wall. Large patio area to the rear along with a small pond, greenhouse and potting shed. Small cottage garden to the side with further timber storage units. A perfect place for those with 'green-fingers' with ample opportunity to further develop the land & also a haven in which to relax or enjoy al-fresco dining & socialising.





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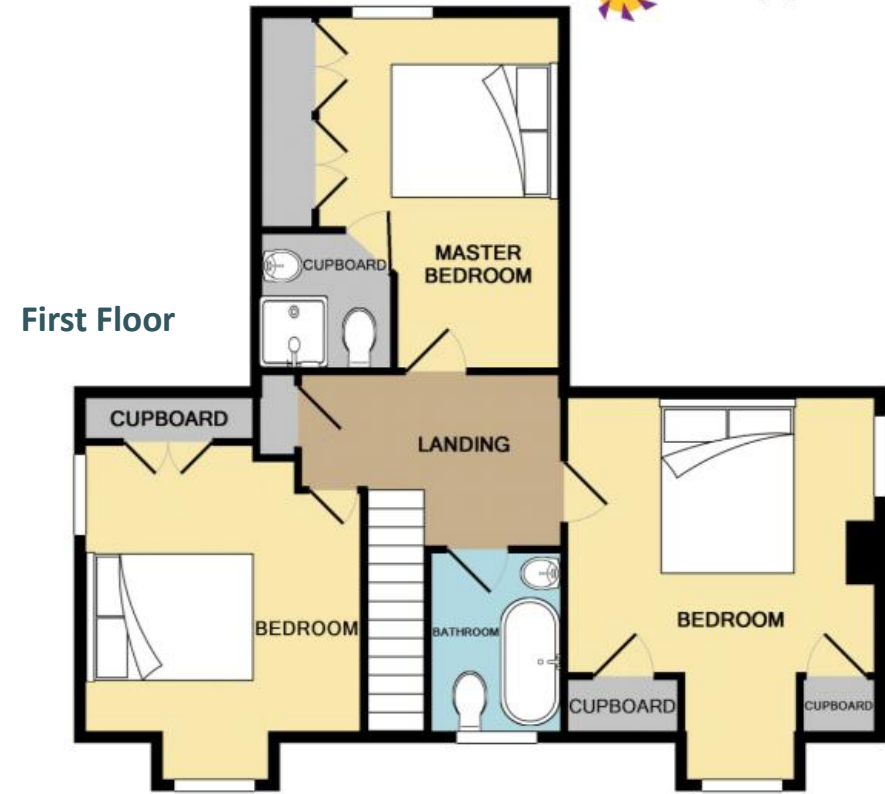
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Aberfeldy

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### Directions

The property is located a short distance from the hamlet of Dull. Follow the B846 from Aberfeldy and after approx 2.5 miles passing Castle Menzies and Highland Safari Adventures take the 2nd lane on the right following the second turning to Dull. Heading up this lane, signposted 'Wester Carse', the property can be found after taking the first left turn into the drive

### Viewing

Strictly through Irving Geddes on 01887 822722 or 01764 653771/670325 [www.irvinggeddes.co.uk](http://www.irvinggeddes.co.uk)

