



2 Creag Eilid

Grandtully | Aberfeldy | PH15 2QR



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A delightful modern detached villa in a highly sought after development in Highland Perthshire

Description

2 Creag Eilid is a well-proportioned three bedroom detached villa in the heart of Highland Perthshire. The living room is bright and spacious with floor to ceiling shelving along one wall. A fully equipped fitted kitchen also has access via the back door in to the enclosed garden which is laid mainly to lawn and has a useful garden shed and plum, apple, pear and cherry trees. Both double bedrooms are equipped with built-in wardrobes and the third bedroom has a built in cupboard and although smaller can accommodate a double bed and would also work well as a home office.

As the attic was built with conversion in mind, this property offers the possibility of developing it into a 4/5 bedroom property with an additional bathroom. Some of the neighbouring properties have already taken advantage of this purpose built space to add extra accommodation to their homes.



Location

Grandtully is a small, quaint hamlet in Perthshire, north east of Aberfeldy which sits on the River Tay where you have the opportunity to ride the white water rapids with several local outdoor companies. The area has an abundance of activities on offer including canyoning, cliff jumping, cycling and shooting, in addition to many woodland walks where you will find a plethora of wildlife. Grandtully has a village shop, café, restaurant and an 18-hole golf course nearby at Strathtay.

Aberfeldy is a delightful Highland town in the heart of Highland Perthshire which hosts a doctor's surgery, primary and secondary schooling, a cinema, tennis courts, putting green, golf course and a variety of shops. Breadalbane Campus is a modern facility where you can pursue a variety of sporting activities including swimming and squash.

Directions

From the A9 take the A827 towards Aberfeldy passing through the village of Logierait. Continue on through Grandtully, passing over the bridge, through the traffic lights and continue until you see the new development on your left which is Creag Eilid. Turn left into the cul-de-sac, where you will find the property on your left.

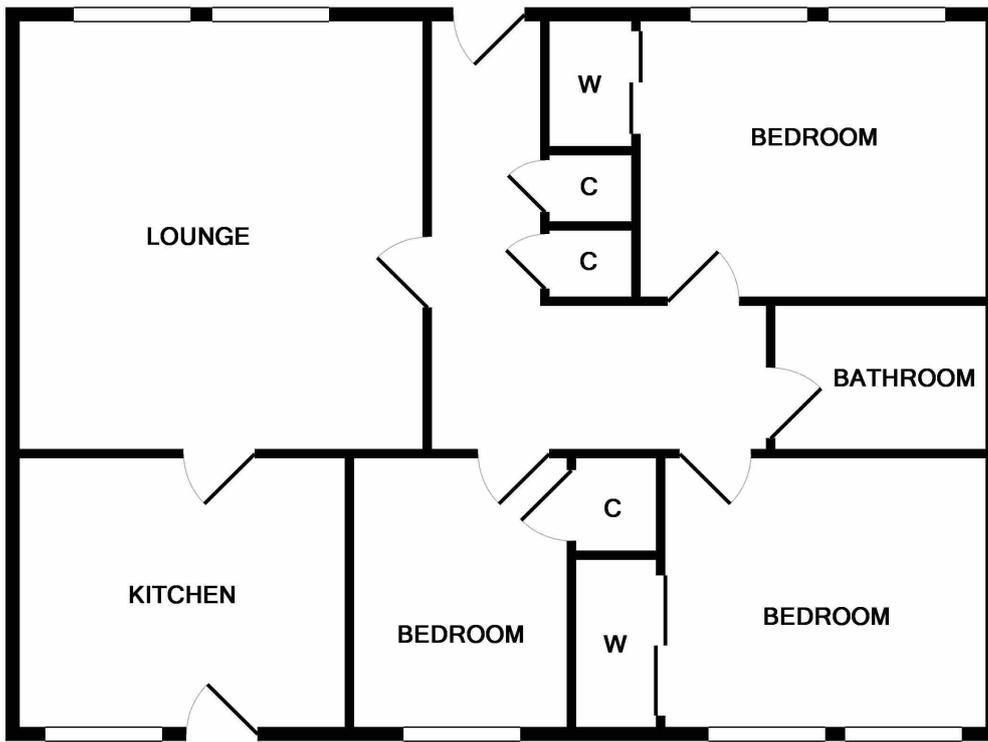
Fixtures and Fittings

All fixtures and fittings are included in the sale unless otherwise stated.

Viewing

By appointment with agent on 01796 472606





Living Room	4.57m x 4.24m
Kitchen	3.09m x 2.86m
Bathroom	2.27m x 2.19m
Bedroom 1	3.65m x 3.27m
Bedroom 2	3.38m x 2.85m
Bedroom 3	2.87m x 2.19m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Note
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