



Smiddy Cottage,  
Weem PH15 2LD

Offers Around  
£225,000

This cottage was a former Smiddy which is thought to date back to the mid Victorian era or earlier. It enjoys a prime site within the charming hamlet of Weem and is within a short walking distance to the Perthshire town of Aberfeldy. The property lies within the shadow of Weem Rock and is surrounded by pleasant countryside walks and pathways along the River Tay. Local amenities include a bus service, hotels and restaurant all within Weem, many more shopping, business, social and leisure outlets available close by within Aberfeldy including schools at both primary and secondary levels. The cottage has been well maintained by the present owners and it could easily be described as being in a move in condition. Only viewing the property will confirm its period charm both internally and externally. The rooms have generous dimensions and provide three double bedrooms, one of them located on the ground floor as well as a cloakroom and WC making this ideal for elder living or stay over. The house is heated by LPG fired boiler featuring a recently installed new gas tank situated within the garden. The windows are double glazed and have been carefully designed to maintain the style and character of the building. Externally there is a well stocked garden, a patio seating area and a private off road parking space adjacent to the rear gate into the garden. There is the real potential this property could be used as a second home or as a holiday let. Viewing is strongly recommended to fully appreciate the hamlet of Weem, the overall condition and presentation of the cottage, its proximity to local amenities and the potential for use as a holiday let. EPC - D

- Three double bedrooms
- Private off road parking
- Near to Restaurants & Hotels
- Rural Setting with countryside walks
- A mile from Aberfeldy
- LPG heating
- Solid Fuel Stove
- Double glazing in period style
- Furniture available by negotiation
- Holiday let Potential



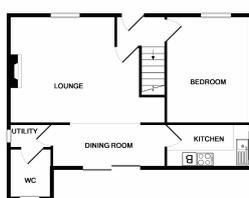
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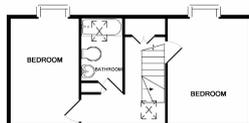
# Thorntons

Let's get a move on!

Lounge	16'2 x 13'7	(4.93m x 4.14m)
Dining Room	11'5 x 5'2	(3.48m x 1.57m)
Kitchen	10'9 x 5'	(3.28m x 1.52m)
Utility	5'4 x 2'11	(1.63m x 0.89m)
Cloakroom WC	6'3 x 4'5	(1.91m x 1.35m)
GF Bedroom	13'6 x 10'7	(4.11m x 3.23m)
Bedroom	13'8 x 10'9	(4.17m x 3.28m)
Bedroom	13'7 x 8'2	(4.14m x 2.49m)
Bathroom	9'7 x 5'5	(2.92m x 1.65m)



GROUND FLOOR



1ST FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan, the appliances and furniture are also shown for illustrative purposes only and are not intended to be a contract. The plan is for information only and is not intended to be a guarantee as to the location or accuracy of the given measurements.

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