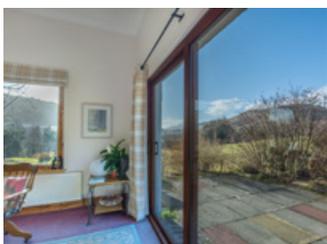


Thorntons

Let's get a move on!

Sruan, Keltneyburn,
Aberfeldy, PH15 2LE



Offers Around £300,000



This is a semi-detached villa enjoying a stunning location in a small hamlet just outside Aberfeldy. The property affords comfortable and spacious accommodation on 2 levels, suitable for a number of buyers but the main selling point will be the magnificent views enjoyed from every window that the property has. Many of the rooms have dual aspects ensuring multiple views changing with the weather and the time of day!

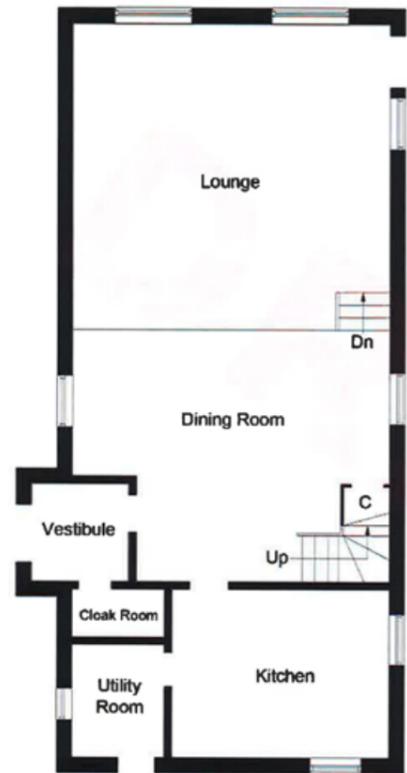
An entrance vestibule gives access to the WC/cloakroom and opens on to a magnificent split level lounge/dining room. These are 2 separate areas but open plan taking advantage of an abundance of natural light supplied by numerous windows and patio doors. There is a dining kitchen with 'AGA' which supplements the heating and a useful utility room with pulley giving access to the rear garden. Upstairs there are 3 good size bedrooms - master en suite - and a shower room. Benefits include oil fired central heating, double and triple glazing

A driveway leads up to the house providing private parking beside the garage. A delightful stream runs at one side of the property and the west and south facing gardens look out over the surrounding countryside providing private sitting areas from which to continue enjoying the superb views.



Room Dimensions

Lounge	20'3 x 19'6	(6.17m x 5.94m)
Dining Room	20'3 x 15'8	(6.17m x 4.78m)
Dining Kitchen	13'10 x 10'10	(4.22m x 3.30m)
Utility Room	7'4 x 5'11	(2.24m x 1.80m)
WC	5'11 x 3'1	(1.80m x 0.94m)
Master Bedroom	15'4 x 10'10	(4.67m x 3.30m)
En Suite	7'10 x 6'3	(2.39m x 1.91m)
Bedroom 2	15'4 x 11'5	(4.67m x 3.48m)
Bedroom 3	10'9 x 10'1	(3.28m x 3.07m)
Shower Room	7'9 x 6'7	(2.36m x 2.01m)



Ground Floor



First Floor





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2 Public



Garage



3 Bed



EPC Rating



2 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.