

Simple Approach



**25 Taymouth Drive, Aberfeldy
Perthshire PH15 2HJ**

Offers over £179,950

Simple Approach are delighted to welcome this bright, spacious and very well presented mid-terraced house on Taymouth Drive, Kenmore to the residential market. This stunning family home comes to the market tastefully decorated in neutral tones from start to finish, comprising; a warm and welcoming lounge with large, front-facing window, kitchen with rangemaster oven, conservatory, two double bedrooms, a single bedroom and a family bathroom. This family home is perfectly located on Taymouth Drive and without compromising the benefits of nearby surrounding amenities such as local shops, restaurants and hotels. Boasting sought-after features such as LPG central heating, double glazing and well maintained and easily managed gardens to the front and back. This property lends itself to a wide range of purchasers and would be the ideal home for any first time buyer, growing family looking for a well-situated property in move-in condition throughout. Additionally due to it's location it would also make an ideal Holiday home due to the surrounding scenery and holiday pursuits on offer.

23'1" x 12'0" (7.05 x 3.68)

Kitchen

10'4" x 9'3" (3.15 x 2.84)

Conservatory

12'2" x 8'8" (3.73 x 2.65)

Bedroom 1

8'5" x 9'7" (2.57 x 2.94)

Bedroom 2

14'0" x 8'3" (4.29 x 2.53)

Bedroom 3 / Box Room

9'1" x 6'2" (2.78 x 1.88)

Bathroom

5'8" x 5'8" (1.75 x 1.75)

External

Externally the property benefits from a secure rear garden space which is mainly patio. A substantial garden shed is also available for storage of garden equipment.

Location

The small picturesque town of Kenmore is a popular tourist destination in Perthshire. As such this property benefits from the many amenities in the local area including shops, hotels and restaurants.





- Double Glazing
- LPG Central heating
- Conservatory
- Neutral decoration
- Good size accommodation throughout
- Easily managed garden





| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 77 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 52 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Scotland | | EU Directive 2002/91/EC |