



FIRBANK HOUSE

Kenmore Road, Aberfeldy, PH15 2BY



FIRBANK HOUSE

Kenmore Road, Aberfeldy, PH15 2BY

A beautifully presented detached home offering bright, flexible accommodation, a south-facing garden and excellent outbuildings, set within a peaceful residential setting in Aberfeldy. With generous parking and views towards Ben Lawers, Firbank House combines practical family living with an attractive Highland setting.



Accommodation:

Ground Floor: Lounge, Dining Area, Kitchen, Conservatory, Bedroom 4/Study, Utility Room, Pantry, Hall, Vestibule, WC, Storage Cupboard.

First Floor: Bedroom 1, Bedroom 2, Bedroom 3, En-suite (x2), Shower Room, Landing, Storage Cupboards.

Garden & Grounds:

South-facing garden, timber workshop shed with electricity and log burner, bike shed, additional garden storage, carport, chipped driveway with parking for 5-6 vehicles, water feature, planted garden with trees.



FIRBANK HOUSE

Kenmore Road, Aberfeldy, PH15 2BY



Situation

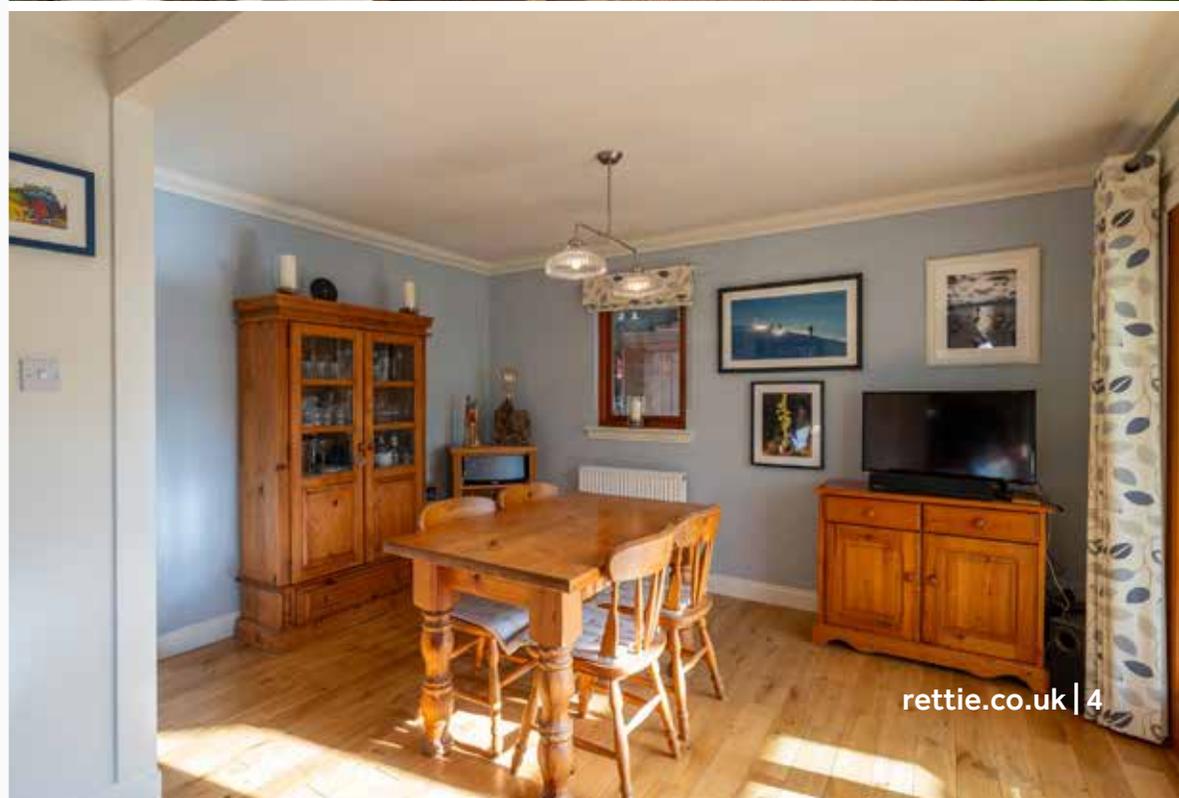
Aberfeldy is a charming market town situated on the banks of the River Tay in the heart of Highland Perthshire, surrounded by some of Scotland's most picturesque countryside. The town offers a strong sense of community alongside an excellent range of everyday amenities including independent shops, cafés, restaurants, galleries and a popular cinema.

Education and leisure facilities are centred around the modern Breadalbane Community Campus, which provides both primary and secondary schooling together with a swimming pool, gym, sports hall and library, serving as an important hub for the local community.

The surrounding area is renowned for its outstanding natural beauty and abundance of outdoor pursuits. The nearby Birks of Aberfeldy, celebrated in the poetry of Robert Burns, offers beautiful woodland walks and waterfalls, while the wider landscape of Highland Perthshire provides excellent opportunities for walking, cycling, fishing and golfing. Loch Tay, just a short drive away, offers further opportunities for sailing, kayaking and other watersports..

Despite its tranquil setting, the town is well connected, lying approximately 30 miles from Perth, with access to the A9 providing routes north and south. The nearby town of Pitlochry offers a mainline railway station with services to Perth, Edinburgh, Glasgow and Inverness.

This attractive setting, combined with excellent local amenities, leisure facilities and access to some of Scotland's most beautiful landscapes, makes Aberfeldy a highly desirable location within Highland Perthshire.



General Description

Firbank House is a beautifully presented detached home offering bright, spacious and flexible accommodation in a peaceful residential setting in Aberfeldy. The property enjoys a private south-facing garden, generous off-street parking and a number of useful outbuildings, making it well suited to modern family living.

Entry to the house is via a welcoming hallway with cloakroom storage and a downstairs WC.

The lounge provides a comfortable and inviting living space, centred around a charming wood-burning stove which forms a warm focal point. Engineered wood flooring and solid wood doors throughout the home add a strong sense of quality and continuity.

The kitchen/dining room is well appointed with a range of fitted floor and wall-mounted units providing excellent storage, together with a convenient breakfast bar for informal dining. Integrated appliances include a NEFF microwave grill oven, Bosch electric oven, four-burner gas hob, Bosch dishwasher and a John Lewis integrated fridge. The kitchen enjoys pleasant views over the rear garden and is finished with Karndean tiled flooring and feature lighting above and below the units.

Located off the kitchen, the utility room provides further practicality and storage and houses the Worcester boiler (serviced annually) along with a John Lewis freezer. A deep cupboard off this room offers additional storage and is currently used as a larder or boot room.

A bright conservatory, installed by CR Smith, overlooks the garden and provides an attractive additional living space. Dimplex electric heating allows comfortable use throughout the year.

The accommodation is flexible and includes a fourth bedroom on the ground floor, currently used as a study, making it ideal for home working, guest accommodation or as an additional snug.

Upstairs, the principal bedroom is particularly spacious and benefits from two windows with wooden blinds and an extensive run of built-in storage along one wall. The en-suite bathroom includes a bath with power shower and glass screen, sink, towel rail, shaver socket and durable Rhino flooring.

The second bedroom overlooks the front of the property and benefits from fitted blinds and a large storage cupboard. Its en-suite bathroom includes a bath with Mira electric shower and a shaver socket.

The third bedroom enjoys attractive views towards the surrounding hills and includes a wardrobe.

Completing the upper floor is a modern shower room featuring a large walk-in cubicle with power shower incorporating both rainfall and mains-fed fittings. Additional features include a skylight providing natural light, illuminated mirror, WC, pedestal sink, heated towel rail and shaver socket.



Further storage is provided by an airing cupboard housing the hot water tank, a partially floored loft and additional loft access from the utility room. A skylight above the staircase enhances the natural light within the home.

Garden

Externally, the south-facing garden is a particular highlight and enjoys excellent sunshine throughout the day. The garden features a pergola with established wisteria and is attractively planted with a holly tree, flowering cherry tree, bay tree, rhubarb and a variety of herbs, along with climbing honeysuckle and montana rubens. A water feature installed approximately eight years ago adds further character.

The garden also benefits from several useful outbuildings. A larger timber shed, installed around ten years ago, has electricity, a steel roof and a log burner, offering generous internal space ideal for use as a workshop or hobby space. There is also a dedicated bike shed with wooden flooring and a felt roof installed around two years ago, along with additional garden storage.

A carport with a steel roof, installed by the previous owners and originally designed for a motorhome or caravan, provides further covered storage and sits above a third shed with power and lighting.

The property is approached via a tarmac driveway leading to a chipped parking area providing parking for approximately five to six vehicles. Additional external features include lighting, an outdoor power supply and two water points located to the front and rear of the property.

From the front of the garden there are attractive westward views towards the Glen Lyon hills, further enhancing the property's appealing Highland setting.

The property is fully double glazed and benefits from gas central heating.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH15 2BY

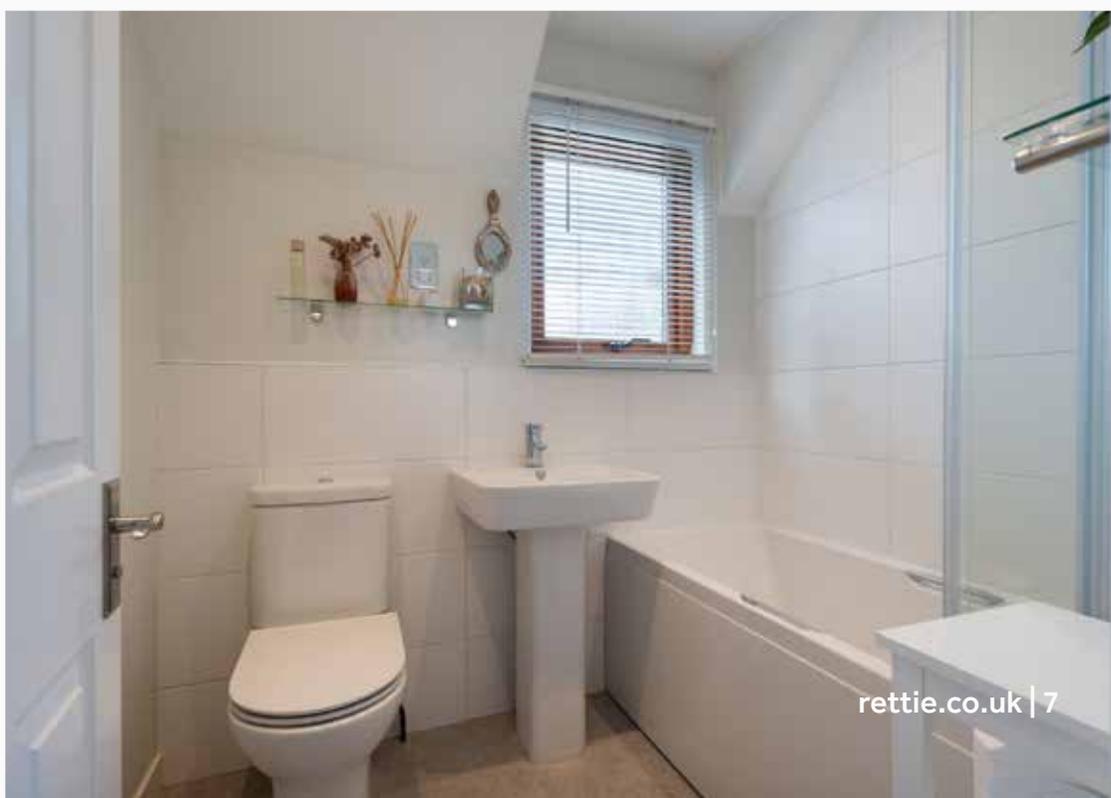
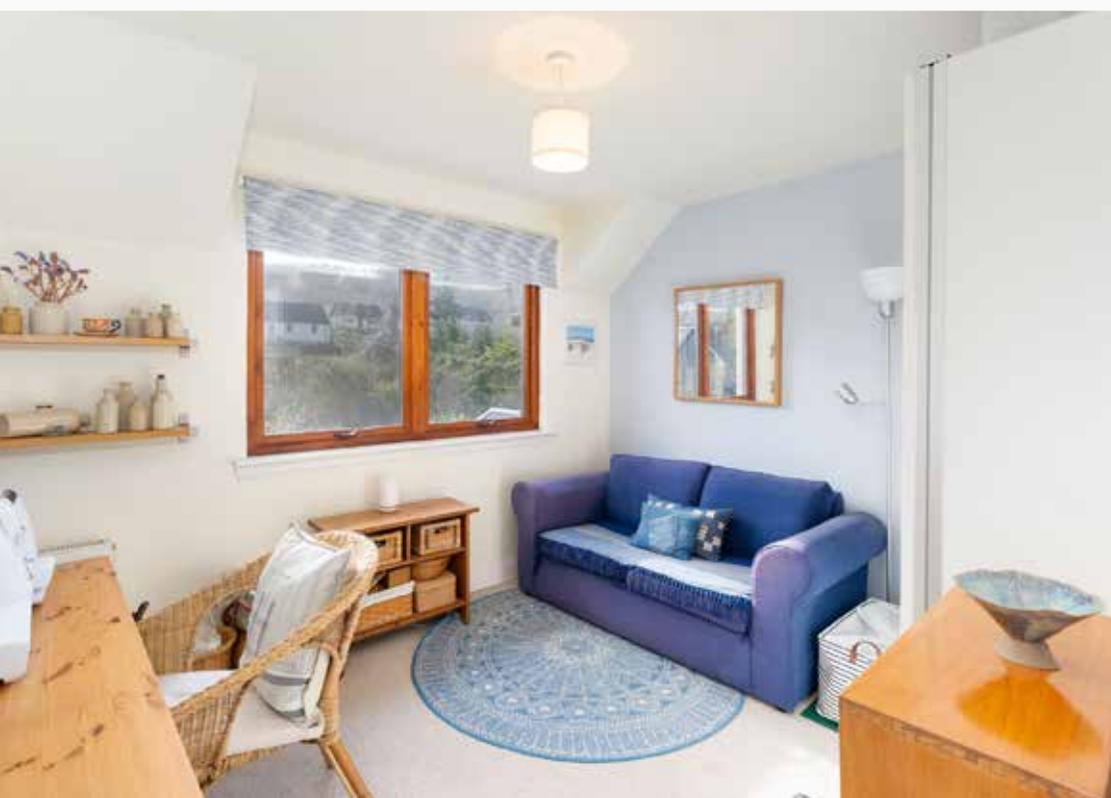
Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Other furniture may be available for separate negotiation.

Classifications

Council Tax - Band G
EPC Rating - Band





Solicitor

Edward Danks at Paris Steele in North Berwick - 35 Westgate, North Berwick, East Lothian, EH39 4AG. edanks@parissteele.com

Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5JD. Tel: 01738 475 000

Tenure

Freehold

Services

Mains drainage, water and gas.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.



Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

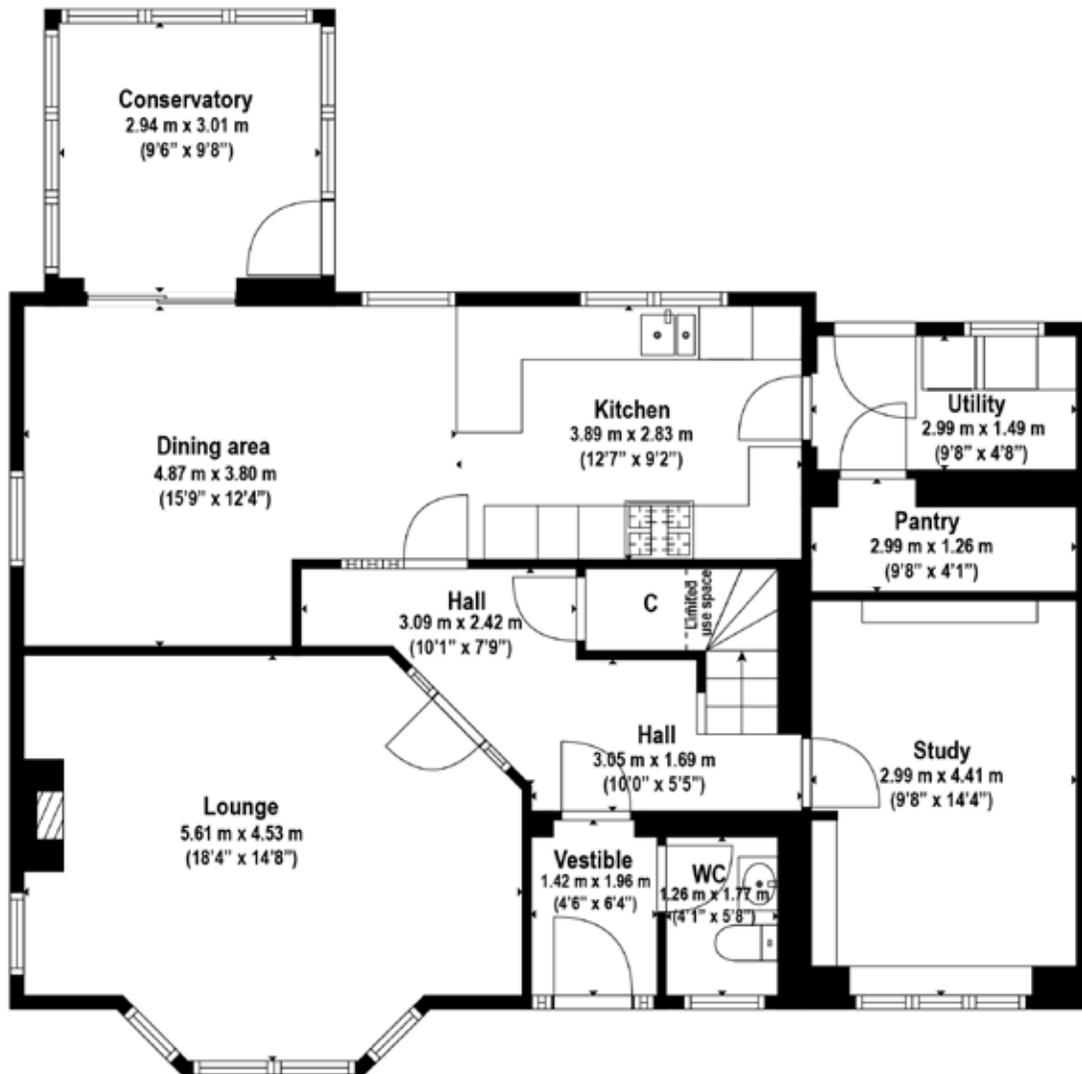
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Proof and Source of Funds/Anti Money Laundering

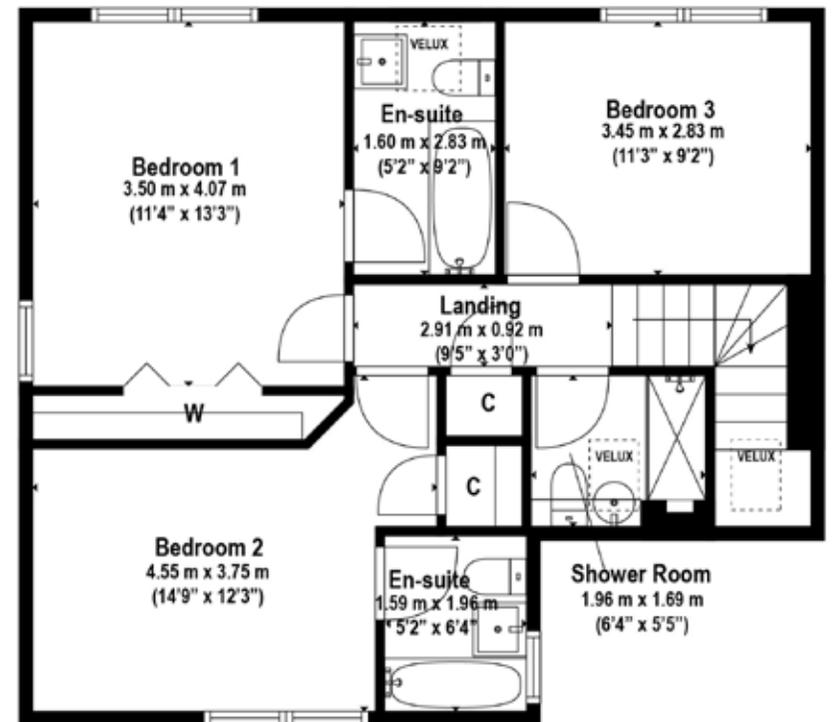
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.





Ground Floor



First Floor



RETTIE

 0131 624 4183
 mail@rettie.co.uk
 11 Wemyss Place
Edinburgh
EH3 6DH