



12A Farragon Drive, Aberfeldy, PH15 2BQ
Offers over £220,000





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- Two double bedrooms
- Fitted kitchen
- Detached garage
- Landscaped rear garden
- Peaceful residential setting
- Spacious living room
- Bathroom
- Private driveway
- Excellent storage
- Superb views

Set within a peaceful and highly sought-after residential area of Aberfeldy, this well-maintained two-bedroom semi-detached bungalow offers comfortable single-level living, beautifully landscaped gardens and wonderful views towards the surrounding hills.

The welcoming entrance hall leads to a bright and spacious living room, where a large picture window floods the room with natural light while framing attractive views across the neighbouring properties and beyond. The fitted kitchen provides ample storage and workspace, with direct access to the rear garden. There are two generous double bedrooms, both offering excellent proportions and plenty of natural light, while the centrally positioned bathroom, complete with a shower over the bath, serves the accommodation perfectly. Externally, the property truly shines. The rear garden has been thoughtfully landscaped with mature planting, colourful borders, lawned areas and a spacious patio, creating a peaceful outdoor retreat. A detached garage and private driveway provide generous parking and additional storage. Situated just a short distance from Aberfeldy's excellent range of shops, cafés and local amenities, this delightful bungalow combines a quiet setting with everyday convenience. Offering considerable potential for downsizers, retirees or anyone seeking an easy-to-maintain home in one of Highland Perthshire's most desirable towns, early viewing is highly recommended.

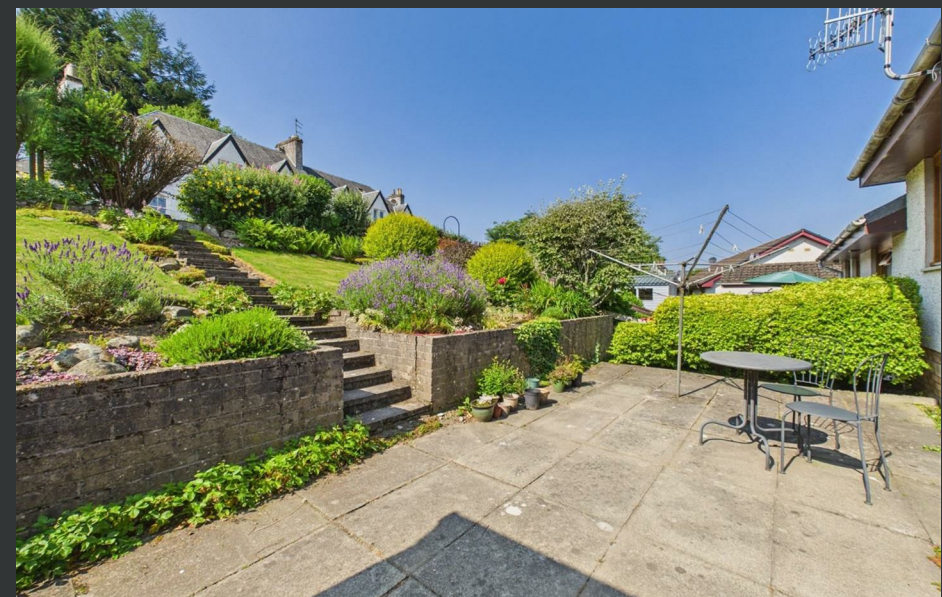
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Location

Aberfeldy is one of Highland Perthshire's most desirable towns, renowned for its stunning scenery, welcoming community and excellent range of local amenities. The town offers independent shops, cafés, restaurants, supermarkets, medical facilities and a highly regarded community campus. Outdoor enthusiasts are spoiled for choice, with nearby woodland walks, riverside paths, cycling routes and the beautiful Tay Forest Park all within easy reach. Loch Tay, Kenmore and Schiehallion provide further opportunities for leisure and adventure. Excellent road links connect Aberfeldy with Perth, Pitlochry and the wider region, making it an ideal location for those seeking a relaxed lifestyle without sacrificing convenience.







Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		76	80
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

Scotland EU Directive 2002/91/EC

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