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THE OLD BAKERY
MILL STREET, ABERFELDY, PH15 2BT

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Irving Geddes are delighted to offer this unique opportunity to purchase a detached portfolio of rental property boasting a central location in the bustling Perthshire town of Aberfeldy. A converted former bakery with private parking, this handsome building comprises a 2 bedroom upper apartment, with two 1 bedroom apartments on the ground floor.

The upper apartment (Flat 3) is accessed via private stone steps on the western gable, the layout comprises, HALL with ample storage, LOUNGE, DINING KITCHEN, TWO BEDROOMS & BATHROOM. The property benefits from double glazing, gas-fired central heating, adjacent private parking, external under-stair storage and timber shed.

The lower left apartment (Flat 1) comprises; entrance HALL with door to BATHROOM and LOUNGE. The lounge provides access into the FITTED KITCHEN, which benefits from a large storage cupboard, and the BEDROOM. Double glazing and electric heating.

The lower right apartment (Flat 2) is very well-presented and currently operates as a popular AirBnb. The layout comprises; entrance HALL with storage, LOUNGE/KITCHEN, BATHROOM & DOUBLE BEDROOM with built-in wardrobe. There is private outdoor space and parking.

A rarely available investment portfolio located in the heart of a charming Perthshire town, with opportunity to further develop an area to the rear, perhaps to create a raised deck alongside the Moness Burn.

The property is ideally located within an easy walking distance to local amenities. The community campus offering infant to secondary schooling, library, swimming pool & sports facilities is a short distance away as are numerous independent shops, restaurants, hotels and cinema. Those interested in outdoor pursuits are well catered for with a large public park, cricket ground, tennis & bowls club, golf course and woodland walks. Loch Tay is 6miles away and there are numerous mountain walks within close proximity.

Viewing strictly by appointment Irving Geddes on 01887 822722.

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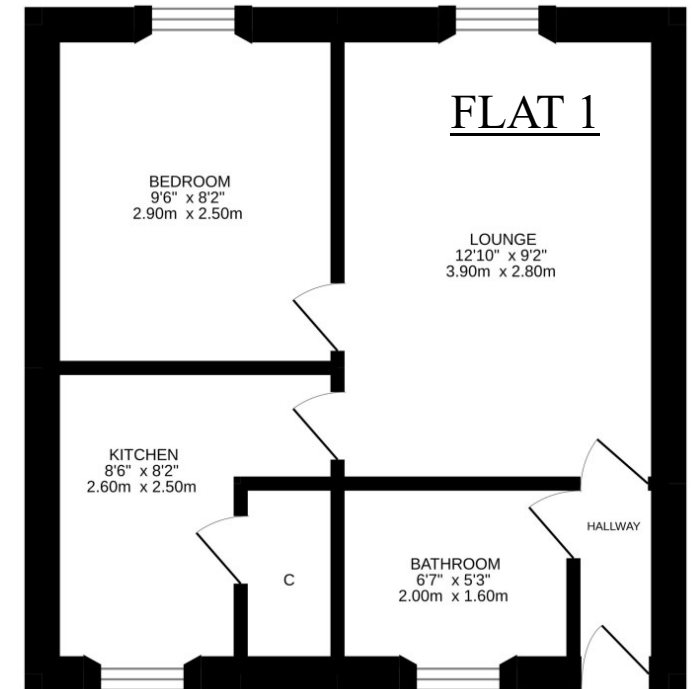
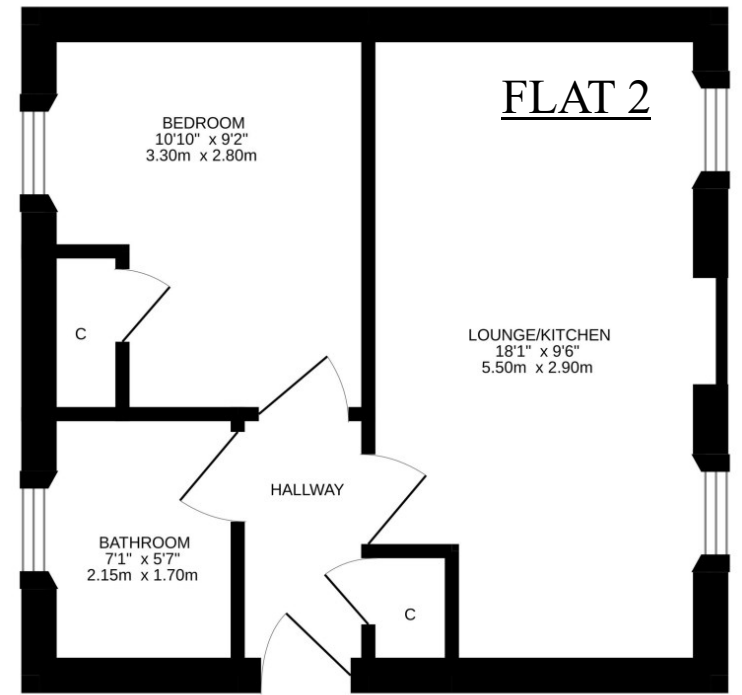
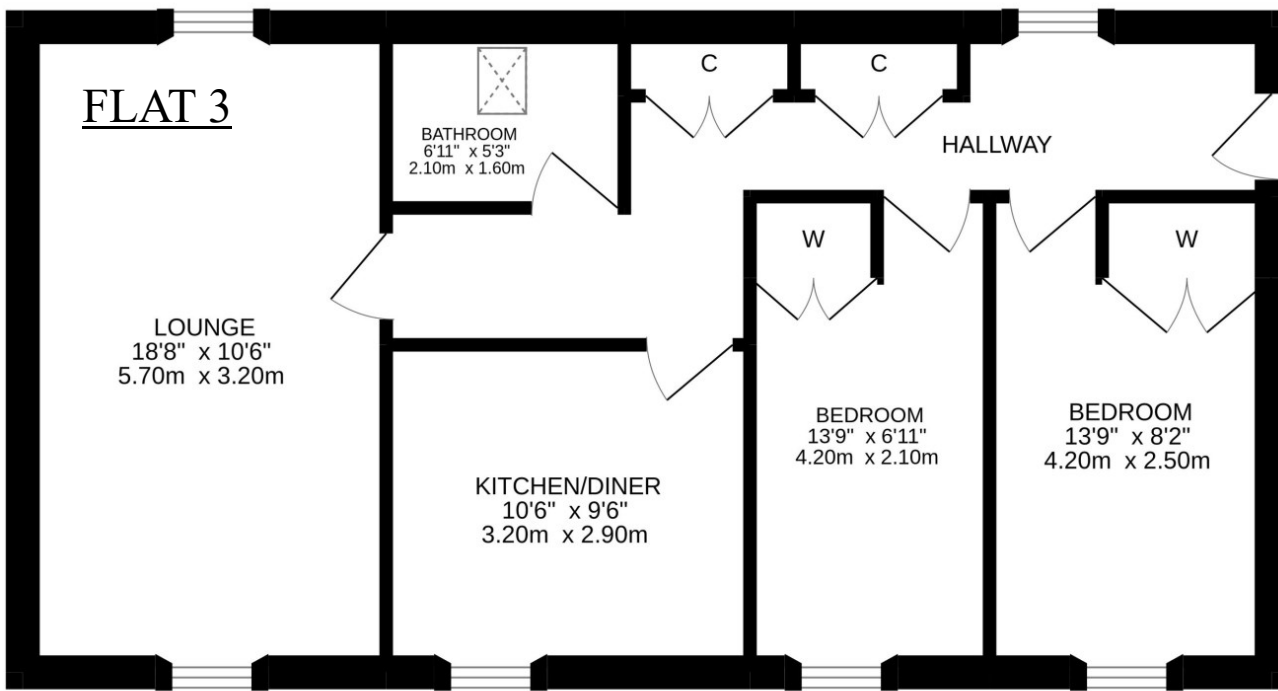












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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