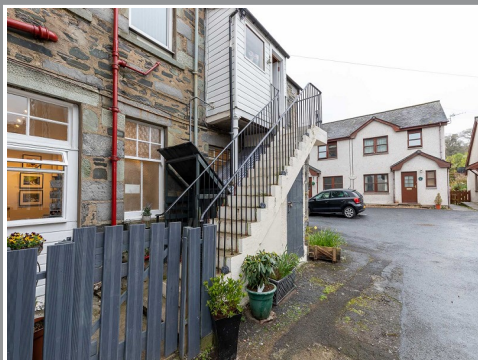




7 Kenmore Street, Aberfeldy, PH15 2BL

Offers Over **£245,000**



51 Atholl Road, Pitlochry. PH16 5BU
01796 472606

J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
— Since 1836 —





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Offers Over
£245,000

We are delighted to present to you this attractive four bedroom maisonette style property, situated in the lively town of Aberfeldy.



The property is formed of spacious accommodation spread over two floors and comprises, on the first floor, a tastefully decorated, bright open living and dining area; a modern and stylish kitchen with door to rear shared porch; and single bedroom. Stairs lead to the second floor, with a generous landing, where you will find two good-sized double bedrooms, family bathroom with shower over bath; and further single bedroom. This impressive property comes with plenty of storage, gas central heating and double glazing throughout.

A single semi-detached timber garage belonging to the property can be found on the opposite side of Kenmore Street.

This property is a welcome addition to the market. Viewing is highly recommended and strictly by appointment.

Kitchen (17' 2" x 16' 0") or (5.23m x 4.88m)

Hallway (22' 6" x 4' 2") or (6.87m x 1.27m)

Dining Room (14' 6" x 11' 11") or (4.41m x 3.62m)

Living Room (14' 6" x 14' 3") or (4.41m x 4.35m)

Bedroom 4 (8' 9" x 7' 1") or (2.67m x 2.16m)

Hallway (16' 0" x 7' 7") or (4.87m x 2.32m)

Bathroom (9' 8" x 7' 6") or (2.94m x 2.29m)

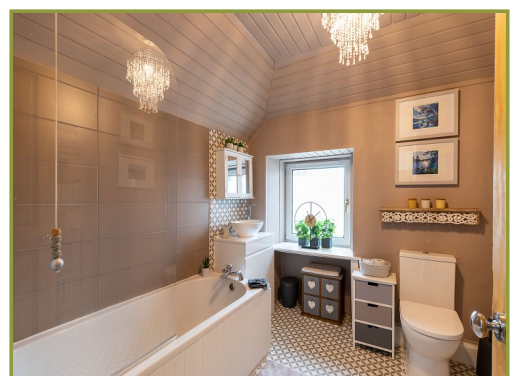
Bedroom 1 (14' 4" x 13' 3") or (4.38m x 4.05m)

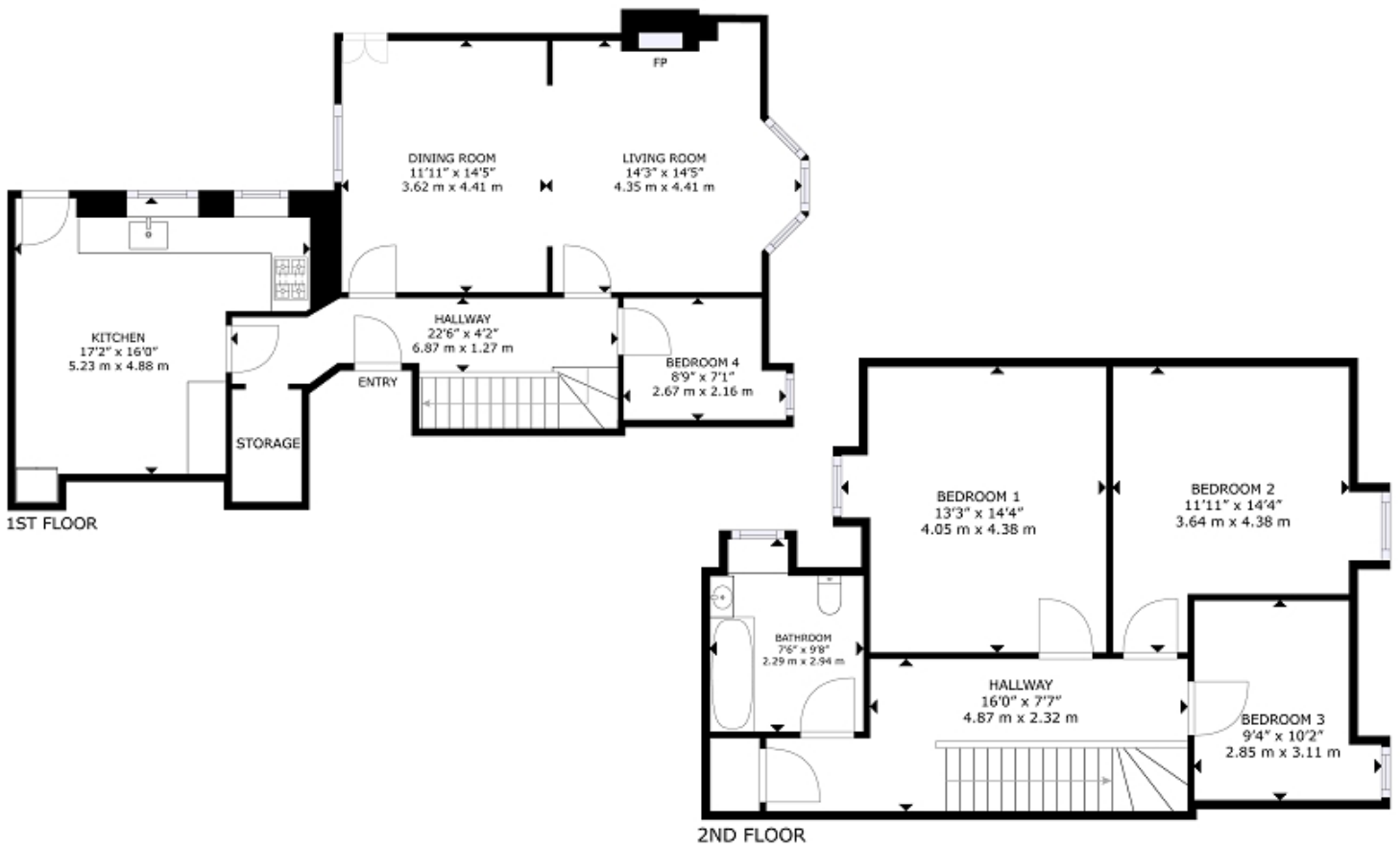
Bedroom 2 (14' 4" x 11' 11") or (4.38m x 3.64m)

Bedroom 3 (10' 2" x 9' 4") or (3.11m x 2.85m)

Directions

From our Aberfeldy office in the square, follow the road past the plaice in the square onto Bridgend and carry onto Bank Street, continue straight across the traffic lights onto Kenmore Street. You will find the entrance to 7 Kenmore Street, the blue door next to Aberfeldy Gallery. Follow the stairs and the property is the door on your right.





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GROSS INTERNAL AREA
 1ST FLOOR: 854 sq. ft, 79 m², 2ND FLOOR: 662 sq. ft, 61 m²
 TOTAL: 1,516 sq. ft, 140 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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