



10a Atholl Street, Dunkeld, Perth And Kinross. PH8 0AR

Offers Over **£135,000**



51 Atholl Road, Pitlochry. PH16 5BU  
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J&H Mitchell <sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
— Since 1836 — 





**10a Atholl Street,  
Dunkeld,  
PH8 0AR**

Offers Over  
**£135,000**

J&H Mitchell are delighted to bring to the market this beautifully presented one bedroom 2nd floor flat in the desirable town of Dunkeld.



The flat maximises space throughout with a bright living room leading to a dining room alcove. The adjacent kitchen features a good range of floor units with an integrated oven and hob. There is an attractively decorated shower room and double bedroom. The rooms are accessed via sliding doors which are both an attractive feature and also make efficient use of the space.



The flat is situated on the main street through Dunkeld and benefits from free on street parking.



Dunkeld was recently voted the "best place to live in Scotland". It is situated on the north bank of the River Tay and is the location of the famous Dunkeld Cathedral which dates back to 1501 and brings many visitors to the area.

### Hallway

(8' 6" x 2' 11") or (2.58m x 0.89m)

### Living/Dining Room

(21' 4" x 12' 0") or (6.50m x 3.65m)

### Kitchen

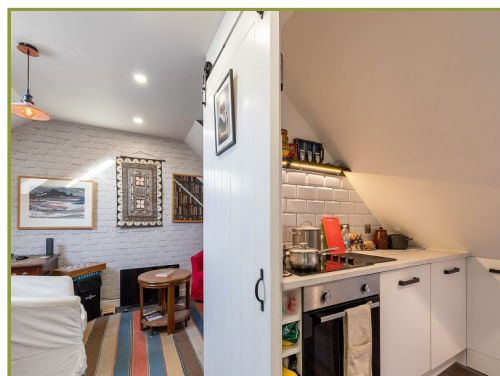
(10' 2" x 7' 5") or (3.11m x 2.26m)

### Bedroom 1

(11' 6" x 9' 8") or (3.50m x 2.94m)

### Shower Room

(5' 11" x 5' 8") or (1.81m x 1.73m)



### Directions

From Pitlochry, head south on A9 until you reach Dunkeld turn off. Proceed down hill and over the bridge and straight on onto Atholl Street. Park on the street or there are public car parks at each end of the town.







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GROSS INTERNAL AREA  
 FLOOR 1: 352 sq. ft, 33 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 100 sq. ft, 9 m<sup>2</sup>  
 TOTAL: 352 sq. ft, 33 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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