



5 Ardbeg, Moness Terrace, Aberfeldy, PH15 2AD
Offers Over £130,000



51 Atholl Road, Pitlochry, PH16 5BU
01796 472606

J&H Mitchell^{ws}
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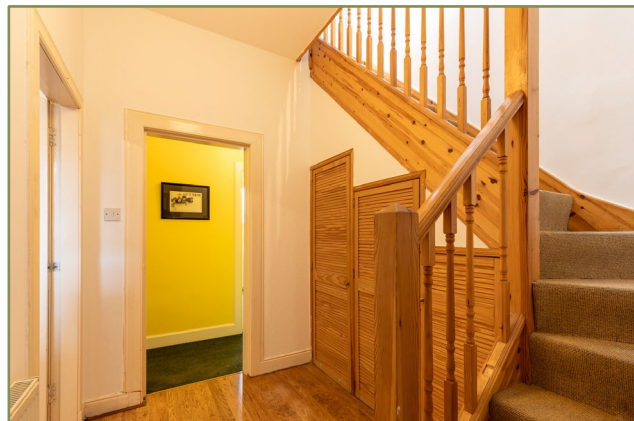




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Moness Terrace
Aberfeldy
PH15 2AD

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We are delighted to bring to the market this desirable two bedroom maisonette located in a peaceful part of Aberfeldy.



The property benefits from having its own main door access and is located over the first and second floors of the building. It is accessed at the rear of the building via a stone stair up to the private door which opens directly into a small vestibule leading to an attractive and spacious hallway with under stair cupboards. The first floor consists a good sized living room, kitchen/dining room, single bedroom and bathroom. The upper floor has a double bedroom and landing area which could be utilised as a study space.



The elevated position of the flat ensures that it enjoys views of the surrounding hills and is not overlooked. The property has gas central heating with a combi boiler and double glazing.



Externally there is a small storage space at the bottom of the stone steps. The flat further benefits from having a private garden situated within the ground at the rear of the building.



Aberfeldy offers many local amenities including primary and secondary schools, sports and leisure facilities, shops, cafes and restaurants. It is centrally located in Highland Perthshire with excellent access to an abundance of walks for all abilities.

Vestibule (4' 3" x 3' 3") or (1.30m x 1.00m)

Entrance Hall (11' 10" x 5' 7") or (3.60m x 1.70m)

Kitchen/Dining Room (39' 4" x 39' 1") or (12.00m x 11.90m)

Living Room (12' 2" x 11' 10") or (3.70m x 3.60m)

Bedroom 1 (7' 10" x 7' 7") or (2.40m x 2.30m)

Hallway (11' 6" x 3' 3") or (3.50m x 1.00m)

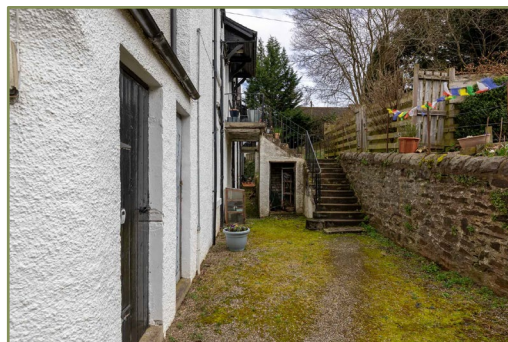
Bathroom (7' 10" x 7' 7") or (2.40m x 2.30m)

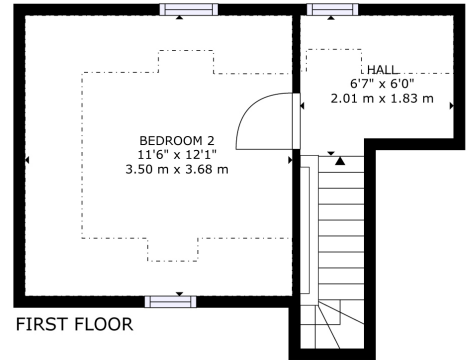
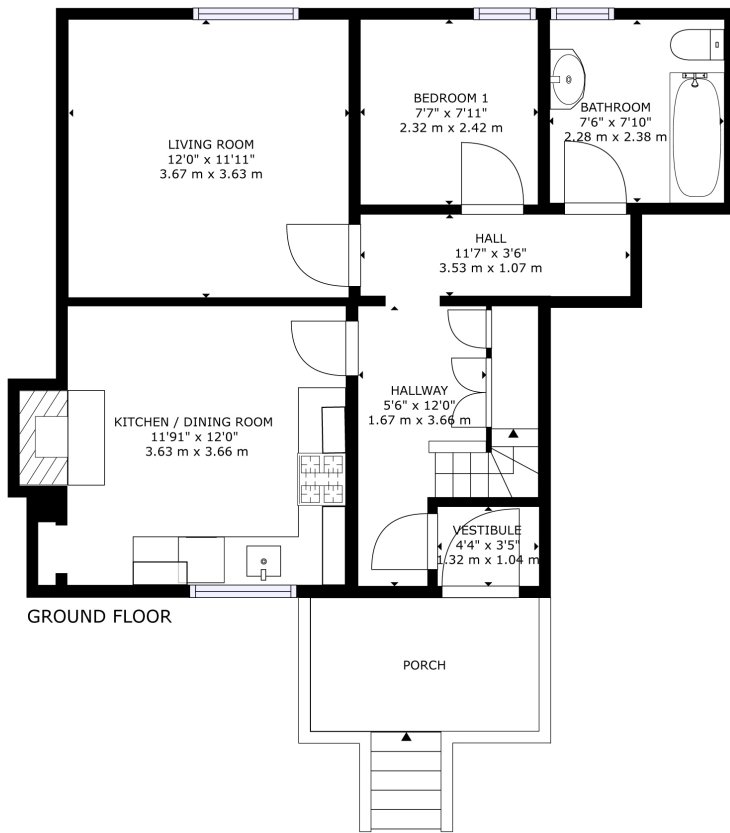
Bedroom 2 (12' 2" x 11' 6") or (3.70m x 3.50m)

Landing (6' 7" x 5' 11") or (2.00m x 1.80m)

Directions

From our Aberfeldy office, head east on Breadalbane Road, turn right at fuel station onto Moness Terrace. The flats are located at the junction of Atholl Terrace and Atholl Crescent. walk round right of building to access door at the rear.





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TOTAL: 691 sq. ft, 65 m²

Below Ground: 576 sq. ft, 54 m², FLOOR 2: 115 sq. ft, 11 m²

EXCLUDED AREAS: PORCH: 56 sq. ft, 5 m², FIREPLACE: 6 sq. ft, 1 m², CRAWL SPACE: 86 sq. ft, 8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.