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Malitah  
34 Alma Avenue  
Aberfeldy  
PH15 2BW

Offers Over £280,000

Malitah is a well proportioned, three bedroom house located at the end of Alma Road which is a quiet street in Aberfeldy.

The house is in a short walk to the secondary school making it an ideal family home and is within easy reach of Aberfeldy town centre.

Enter into a vestibule leading to an L-shaped hallway. The large bright living room on the left has a bay window with French doors to the front patio area. There is an electric fire set in a stone fireplace and wood laminate flooring. The Kitchen/Dining room is to the rear of the property and consists of wooden wall and floor units, integrated eye-level ovens, a gas hob, fridge-freezer and a dishwasher. There is a dining area and access to a utility room which has a sink and space for a washing machine and dryer. The gas boiler is also located here.



There are three double bedrooms. The master bedroom has double built-in mirrored wardrobes and an en-suite shower room with a good sized shower cubicle, WC and WHB in a vanity unity. Bedrooms two and three each have a built-in wardrobe. There is a separate family shower room with shower, WC, WHB and heated towel rail.

The house further benefits from having a single garage with a useful storeroom at the rear which also has a sink.

Externally, the front garden is a mixture of shrubs and trees with paved area in front of the house. To the rear there is a raised decking area, paving, shrubs and trees.

Aberfeldy is a popular town situated in the heart of Highland Perthshire. It benefits from having both primary and secondary schools, a health centre, a community cinema, distillery and various sports facilities, including a golf course and tennis courts.

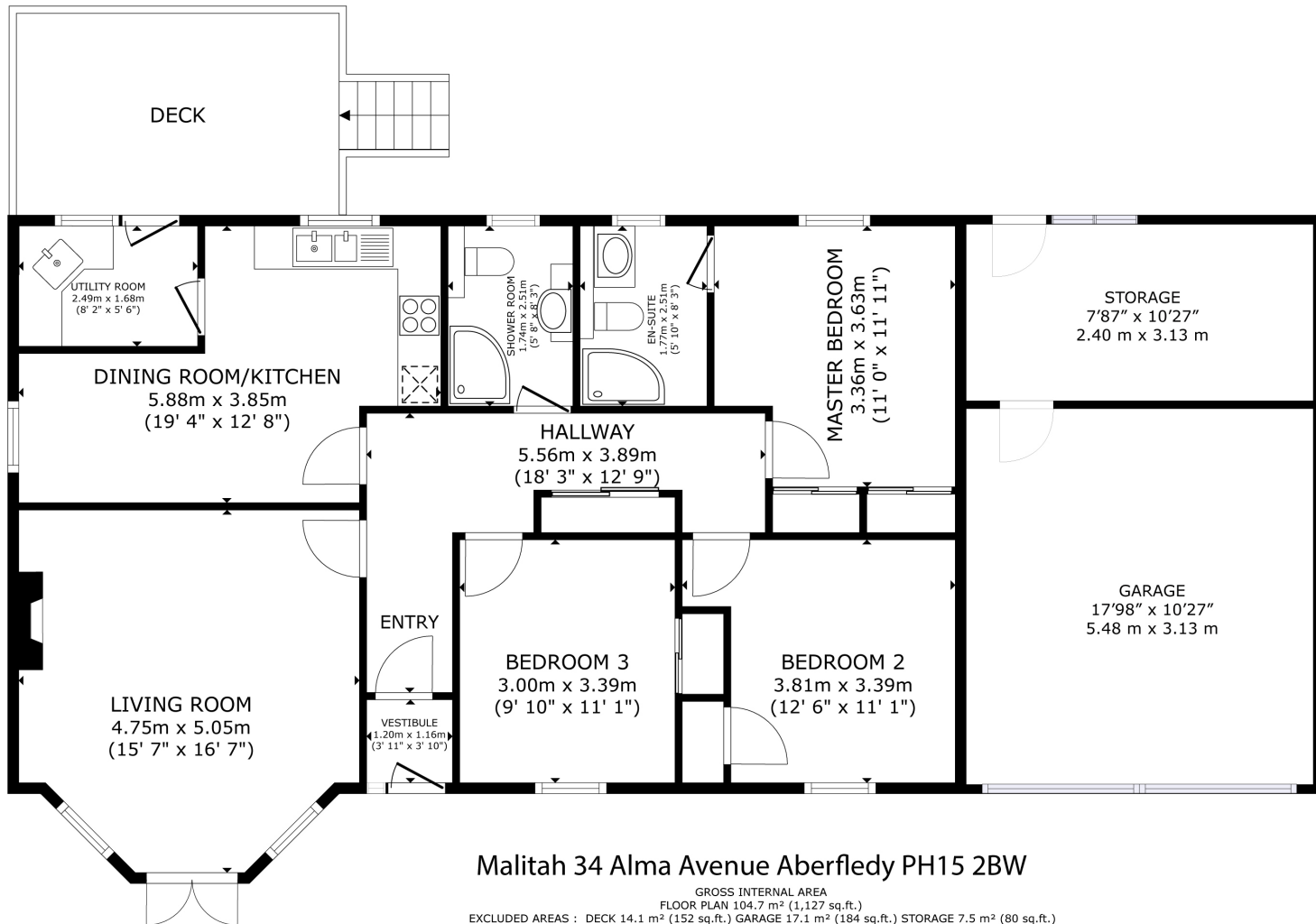
The Breadalbane campus offers further sporting opportunities including swimming and a sports hall. The town also benefits from a variety of independent shops, hotels, cafes and a supermarket.





## Directions

From our office in Aberfeldy, head west on the Kenmore road. Pass through crossroads at Crieff Road and proceed along Kenmore Street. Turn left onto Alma Road shortly before the mini roundabout. Follow the road round to the right. Malitah is the last house on the right hand side.





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