



J&H Mitchell^{WS}

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30 Churchill Court Aberfeldy PH15 2AT

Fixed Price £120,000

30 Churchill Court is a well presented two bedroom maisonette located over the second and third floors in a popular area of Aberfeldy.

The property is entered via a main door from a raised walkway and into an attractive and bright hallway. The kitchen is to the right and consists of a good range of cream wall and floor units, with pale worktops and tiled splashback. There is a breakfast bar and a good sized cupboard to the side.

The living room is to the rear of the property and enjoys views out to the hills beyond Aberfeldy. This is a spacious room which can easily accommodate a dining table if desired.

On the upper floor there are two double bedrooms, both with built-in wardrobes. The large landing area is currently used as a sitting area/snug but was originally a third bedroom. It would be easy to reinstate a partition wall to recreate this room if desired. There is a bathroom consisting a bath, WC and WHB.



Externally there is a shared drying area to the rear of the building and a shed to the side.

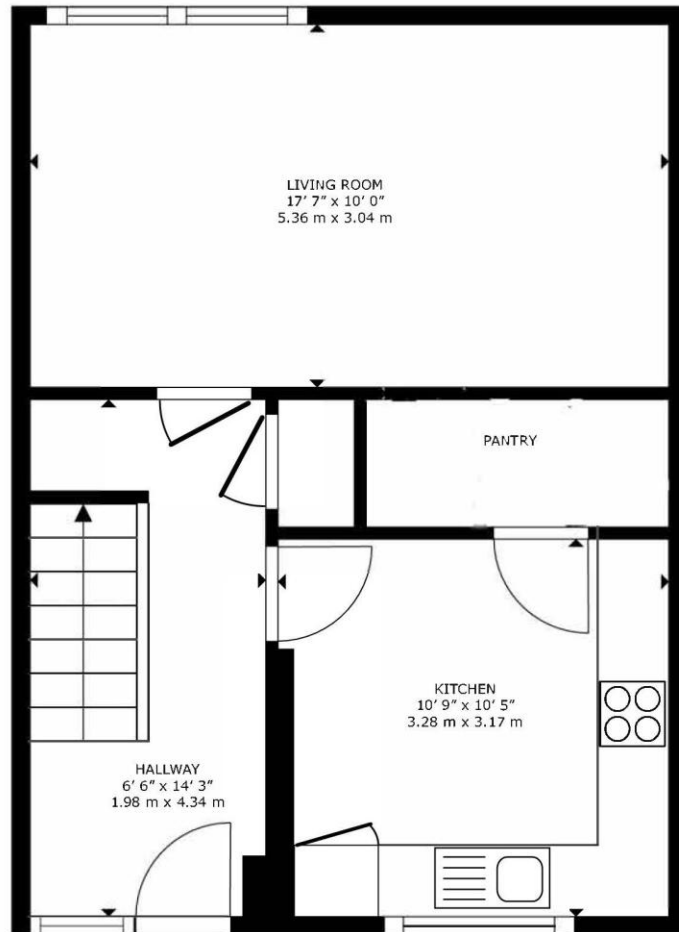
Aberfeldy is a popular town situated in the heart of Highland Perthshire. It benefits from having both primary and secondary schools, a health centre, a community cinema, distillery and various sports facilities, including a golf course and tennis courts. The Breadalbane campus offers further sporting opportunities including swimming and a sports hall. The town also benefits from a variety of independent shops, hotels, cafes and a supermarket.

Directions.

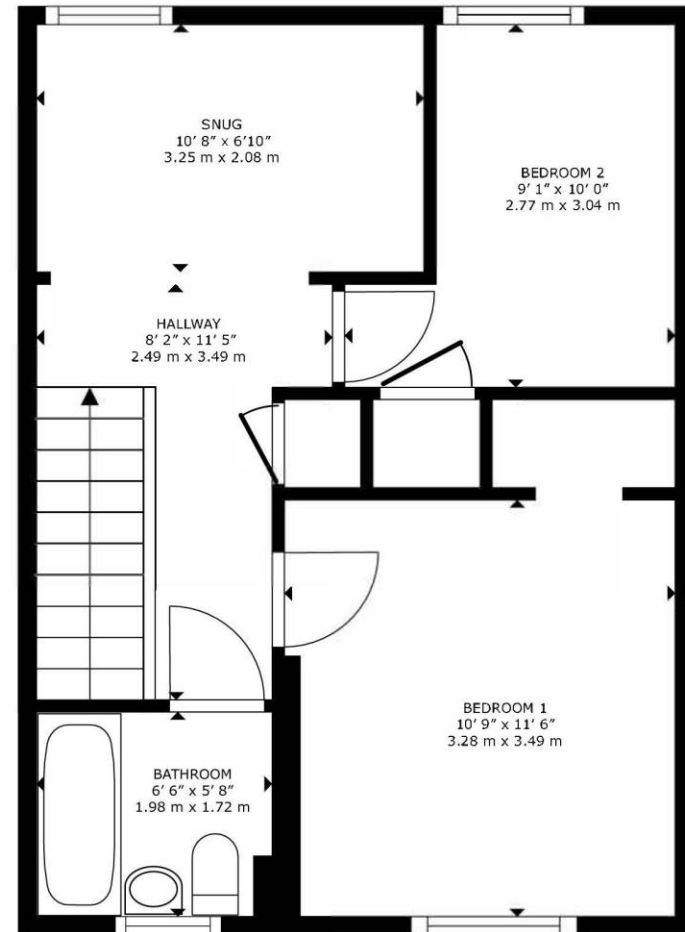
From our office in Aberfeldy, turn down Chapel Street and right into the car park at Churchill Court. Walk through in the courtyard and go between the building to the left where there is a stairwell. Come out onto the second floor and No 30 is towards the end of the walkway.







FIRST FLOOR



SECOND FLOOR

30 Churchill Court Aberfeldy PH15 2AT

GROSS INTERNAL AREA
 FLOOR 1 40.1 m² (432 sq.ft.) FLOOR 2 40.1 m² (432 sq.ft.)
 TOTAL : 80.2 m² (864 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



J & H Mitchell : 51 Atholl Road, Pitlochry, PH16 5BU : 01796 472606 : www.jandhmitchellproperty.co.uk : info@jandhmitchell.com

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.