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Parkview Keltneyburn PH15 2LS

Offers Over £240,000

Parkview is a beautifully presented semi-detached house located in a very peaceful location, close to Kenmore. This attractive property is a former Forestry Commission house and benefits from having large gardens and a stunning outlook.

The entrance hallway leads through to a lovely bright living room with windows to front and rear. There is a woodburning stove set in a stone fireplace with tiled hearth and exposed beams.

The kitchen/dining room is located in the extended part of the house and is of a very good size. The kitchen has a large range of wooden wall and floor units with a tiled splashback. There is an integral electric oven and gas hob. This spacious room can accommodate a large dining table.

The adjacent utility room has additional floor units and space for white goods. There is a door to the rear garden.



The bathroom is located on the ground floor and consists of a bath with shower, WC, WHB and heated towel rail.

On the upper floor, there are two double bedrooms. Bedroom one benefits from dual aspect windows and built-in wardrobes.

Externally there is a driveway, the lower part of which is shared with the adjacent house. This leads to a large, gravelled parking area which will accommodate multiple vehicles.

There are several sheds, a woodshed, greenhouse and an area of decking to the front which is perfect for outdoor dining. The garden area is laid mainly to lawn with shrubs and flower borders. There are mature trees to the rear with the forest beyond the back fence where there is a gate for easy access if desired.

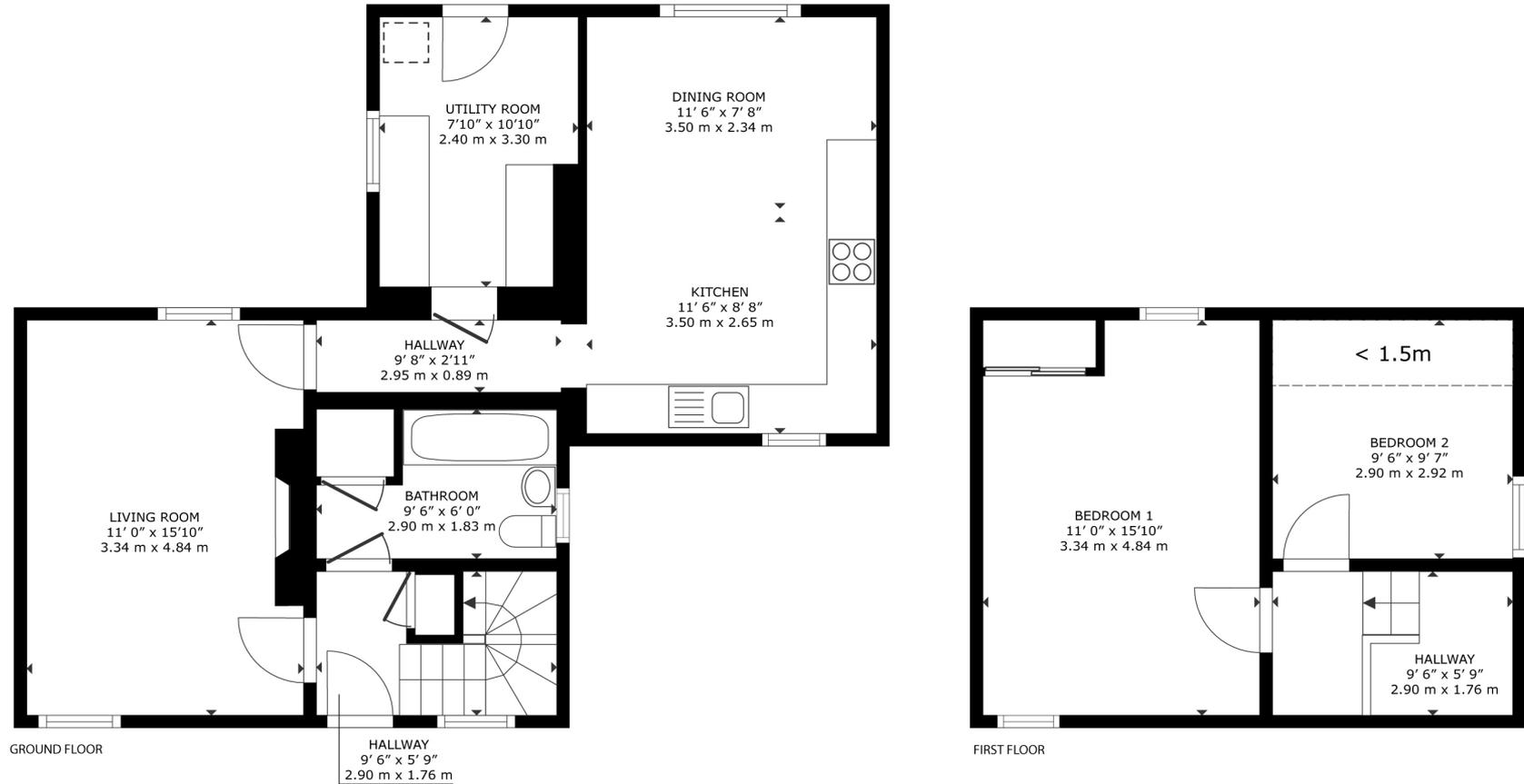
The location means that the house enjoys a high degree of peace and quiet resulting in the presence of much wildlife, including birds, squirrels and pine martens.







The house is located between Keltneyburn and Kenmore where there are some shops and a hotel. Aberfeldy is a few miles to the east and is a popular town benefitting 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.



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GROSS INTERNAL AREA
 FLOOR 1 58.3 m² (627 sq.ft.) FLOOR 2 28.6 m² (308 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 2.3 m² (25 sq.ft.)
 TOTAL : 86.8 m² (935 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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.

Directions

From our office in Aberfeldy, travel west on Bank Street and turn right at the junction onto the B846 signposted to Weem. Continue over the Wade Bridge and onwards through Weem and Dull. Turn left at signposted to Kenmore & Duneaves which crosses a narrow bridge. Continue along this road passing Karelia House and a lodge park on the left. Parkview is a little further on, on the right-hand side. (If using Satnav, put PH15 2LU in and then continue approx. 500m beyond)

