



## 1 Farragon Cottages | Farragon Drive Aberfeldy | PH15 2BQ

- |                   |   |                      |
|-------------------|---|----------------------|
| • RECEPTION ROOMS | 1 | • RESIDENT PARKING   |
| • BEDROOMS        | 2 | • PRIVATE GARDEN     |
| • BATHROOMS       | 1 | • CLOSE TO AMENITIES |



OFFERS OVER  
£210,000



## 1 FARRAGON COTTAGES

We are pleased to bring to the market this delightful 2-bedroom detached cottage in a popular residential area, only a short distance away from the town centre of Aberfeldy.

From the entrance hall, enter the bright and inviting living room on your right, which leads to the kitchen which has a range of low and eye-level units plus a larger cupboard. A back door leads out to the garden which is laid mainly to lawn and surrounded by mature shrubs and trees, with an access gate to the side.

There are two double bedrooms, to the left of the hallway, both with built in wardrobes/storage and an accessible bathroom can be found at the end of the hallway.

The property benefits from double glazing, gas central heating and resident parking.

Although in need of a little modernisation this cottage would suit a number of people, from first-time buyers to those downsizing.

## LOCATION

Aberfeldy is the geographical heart of Scotland situated on Scotland's longest river, the River Tay and is home to the Birks Cinema and Dewar's Distillery. You will also find a good selection of local shops, pubs & restaurants, a golf course, community campus housing the library, swimming pool and sporting facilities as well as nursery, primary and secondary schools. The area is renowned for outdoor activities including white water rafting, abseiling, gorge walking, canyoning, and mountain biking.





## DIRECTIONS

Enter Aberfeldy along the A827 on Dunkeld Road and turn left onto Farragon Drive. Pass the entrances to Appin Place and Rannoch Road on your left and take the next right into the shared parking area at Farragon Cottages. No 1 is the first house on your right.

## FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

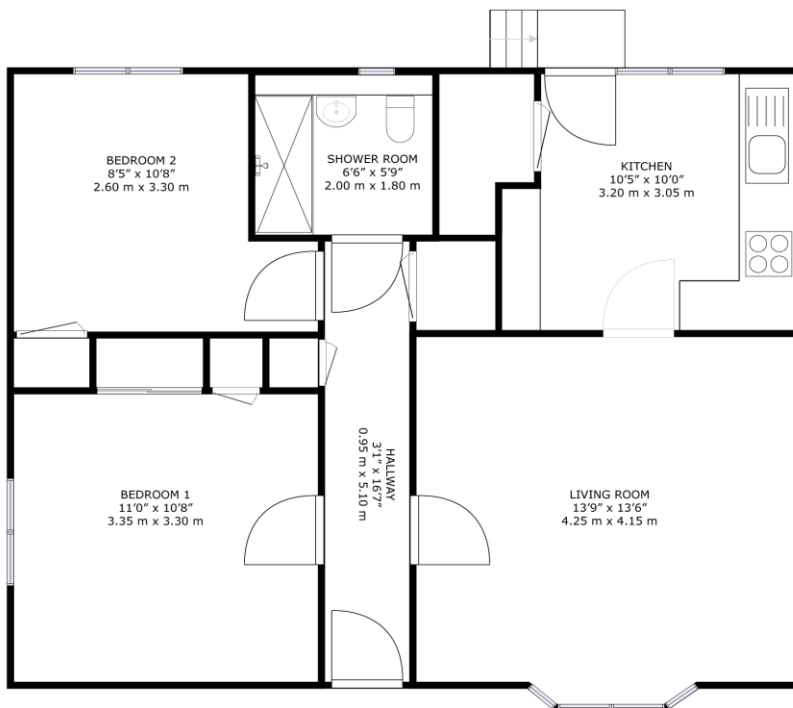
## VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents

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EPC RATING C

COUNCIL TAX BAND D



1 Farragon Cottages, Farragon Drive, Aberfeldy PH15

GROSS INTERNAL AREA  
TOTAL: 664 sq.ft, 61.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.