



## G/L Willowbank | Burnside Aberfeldy | PH15 2AU

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 1
- DRIVEWAY & GARAGE
- GARDEN
- CLOSE TO AMENITIES



OFFERS OVER  
£185,000

## G/L WILLOWBANK

We are delighted to bring to the market this recently renovated 2-bedroom self-contained ground floor flat, located within walking distance of the town centre. The flat has been tastefully decorated throughout, with exposed floorboards in the hallway and in the open plan kitchen/living/dining room, and new carpets in the two bedrooms.

The bathroom features a roll top bath with shower over and an exposed stone wall.

A new combi boiler has been installed as the flat benefits from gas central heating.

A nook outside the bathroom has been cleverly used as a laundry area.

The smaller of the two bedrooms has access to the garden where there is a patio area, ideal for enjoying your morning coffee.

Opposite the flat there is an area of garden laid to lawn, which has potential as a place simply to relax or as a kitchen garden.

To the left of the flat there is offroad parking and a wooden garage/shed.

## 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, a golf course, community campus housing the library, swimming pool and sporting facilities as well as primary and secondary schools. The area is renowned for outdoor activities including white water rafting, abseiling, gorge walking, canyoning, and mountain biking.







## DIRECTIONS

From The Square in Aberfeldy head down Burnside Lane past the Locus Centre. Turn right onto Burnside and approximately halfway down you will find the flat 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 A



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.