



Flat 3 | 23 Atholl Street Dunkeld | PH8 0AR

- RECEPTION ROOMS 1
- BEDROOMS 1
- BATHROOMS 1
- TOP FLOOR FLAT
- ON STREET PARKING
- CLOSE TO AMENITIES



OFFERS OVER
£110,000

FLAT 3, 23 ATHOLL STREET

An excellent investment opportunity in the highly desirable town of Dunkeld, this charming one-bedroom top floor flat is ideally positioned in the heart of the town centre. Forming part of a traditional stone-built building comprising just four properties, it combines period character with modern comfort.

The accommodation features a spacious double bedroom, an open-plan kitchen and living room, a stylish shower room, and a useful storage cupboard. Designed with convenience in mind, the flat provides comfortable living within a compact and practical layout.

The property is currently let with a sitting tenant in place, offering immediate rental income and a straightforward addition to any investment portfolio. With demand for quality rental accommodation in Dunkeld consistently strong, this flat presents a rare and appealing opportunity as a rental investment or home in a prime location.

LOCATION

Dunkeld and Birnam are two villages on opposite banks of the River Tay, the historic cathedral "city" of Dunkeld on the north bank, and Birnam on the south bank. Located just off the A9 it is easily accessible by road and Dunkeld station is on the main London to Inverness rail route. It is one of the best-preserved historic towns in Scotland, around which is a fantastic choice of walks and cycle routes in breath-taking surroundings. Dunkeld and Birnam has a dynamic community, with a lively arts and music scene, a primary school, Doctor's surgery, dentist, great places to eat or spend the evening in plus a wonderful selection of quality independent shops and galleries. There are many attractions to enjoy in the local area including Birnam Arts, Dunkeld Cathedral, The Birnam Oak, Niel Gow's Statue, Ossian's Hall of Mirrors at The Hermitage and Beatrix Potter's Exhibition and Garden.





DIRECTIONS

From the A9 take the A923 exit to Dunkeld and continue over the bridge. Make your way along Atholl Street and you will find the property on your left. Go through the archway and you will find the entrance to the flats on your right with a sign for MacDonald Apartments.

FIXTURES & FITTINGS

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

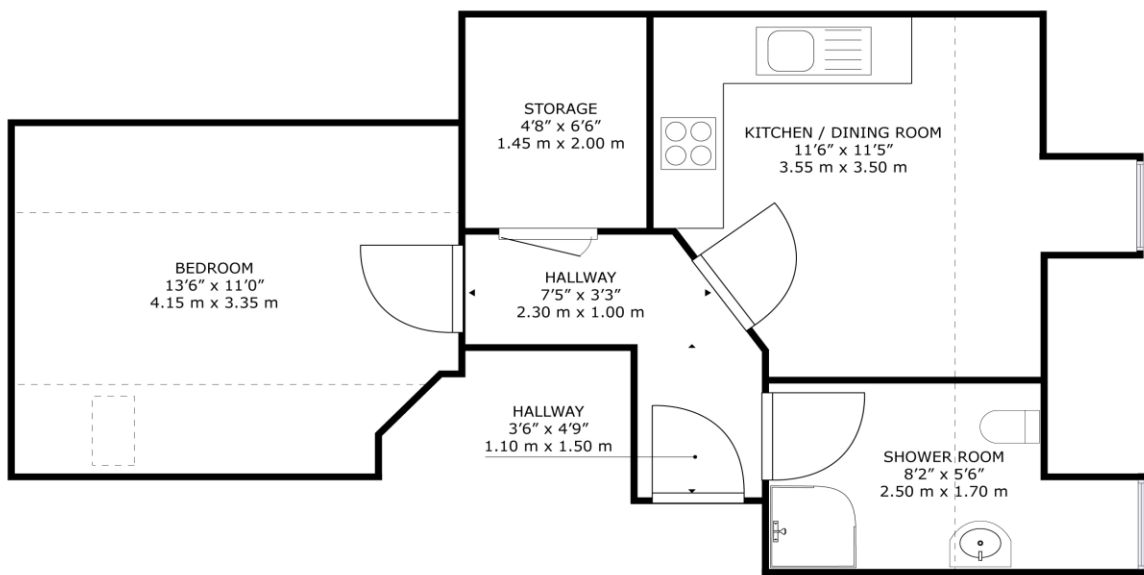
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

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EPC RATING C

COUNCIL TAX BAND A



Flat 3, 23 Atholl Street, Dunkeld PH8 0AR

GROSS INTERNAL AREA
TOTAL: 468 sq.ft, 43.5 m²
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.