



3 Rannoch Road Aberfeldy | PH15 2BU

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 1
- GARAGE AND DRIVEWAY
- QUIET RESIDENTIAL AREA
- CLOSE TO AMENITIES



OIRO
£220,000

3 RANNOCH ROAD

Situated in a sought-after residential area, this two-bedroom semi-detached bungalow offers an excellent opportunity for buyers looking to put their own stamp on a property. Although in need of modernisation, it presents fantastic potential with a little imagination.

Inside, the accommodation includes a spacious living room, kitchen with larder cupboard and door leading to the rear garden, two well-proportioned bedrooms both featuring built-in wardrobes, and a bathroom.

The rear garden is an easy-to-maintain outdoor space, and the front garden and driveway are complemented by mature shrubs and hedging that provide privacy and character.

Additional benefits include a garage, driveway, double glazing and gas central heating.

This is an ideal purchase for those seeking a property in a prime location, with scope to create a lovely home tailored to individual tastes.

Furniture and appliances can be included in the sale at no extra cost.

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 our office in The Square in Aberfeldy, head down Dunkeld Street and turn left after the Coop onto Farragon Drive. Take the second left onto Rannoch Road where you will find the property on your left.

FIXTURES & FITTINGS

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

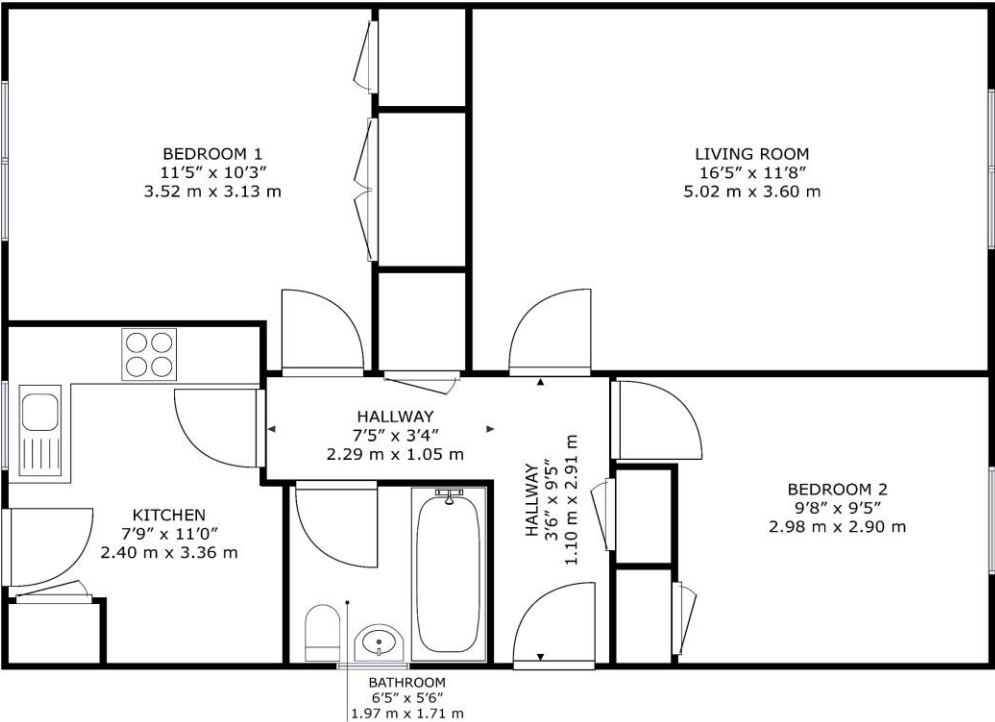
VIEWINGS

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

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EPC RATING C

COUNCIL TAX BAND D



3 Rannoch Road, Aberfeldy

GROSS INTERNAL AREA
TOTAL: 600 sq.ft, 55.7 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.