



4 Rosemount, Crieff Road, Aberfeldy, PH15 2BJ

Offers Over **£145,000**



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J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
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**4 Rosemount,
Crieff Road,
Aberfeldy, PH15 2BJ**

Offers Over
£145,000

We are delighted to bring to market this three bedroom top floor flat, close to all amenities in the beautiful town of Aberfeldy.



Situated in a town centre location, this bright and spacious property comprises shared main entrance with stairs leading to the top floor, entrance vestibule, large living/dining room with dual aspect windows and beautiful views of the valley beyond, kitchen, three good sized bedrooms (one with wash hand basin), family bathroom and additional shower room. The property benefits from double glazing and gas central heating.



Previously rented out long term, this would be a perfect buy-to-let investment or first-time buy. Viewing is highly recommended and strictly by appointment.



Aberfeldy is a delightful Highland town in the heart of Highland Perthshire which hosts a doctors surgery, primary and secondary schooling, a cinema, tennis courts, golf course and a variety of shops. Breadalbane Campus is a modern facility where you can pursue a variety of sporting activities including swimming and squash.



Entrance Vestibule (8' 4" x 5' 10") or (2.54m x 1.78m)

Hallway (36' 9" x 6' 5") or (11.19m x 1.96m)

Living/Dining Room (24' 6" x 15' 1") or (7.48m x 4.60m)

Kitchen (10' 11" x 10' 6") or (3.33m x 3.21m)

Bathroom (10' 11" x 5' 11") or (3.33m x 1.80m)

Shower Room (10' 11" x 2' 10") or (3.33m x 0.86m)

Bedroom 1 (15' 7" x 12' 10") or (4.75m x 3.90m)

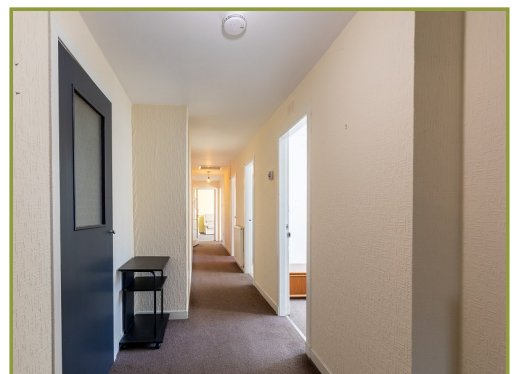
Bedroom 2 (15' 7" x 11' 10") or (4.75m x 3.60m)

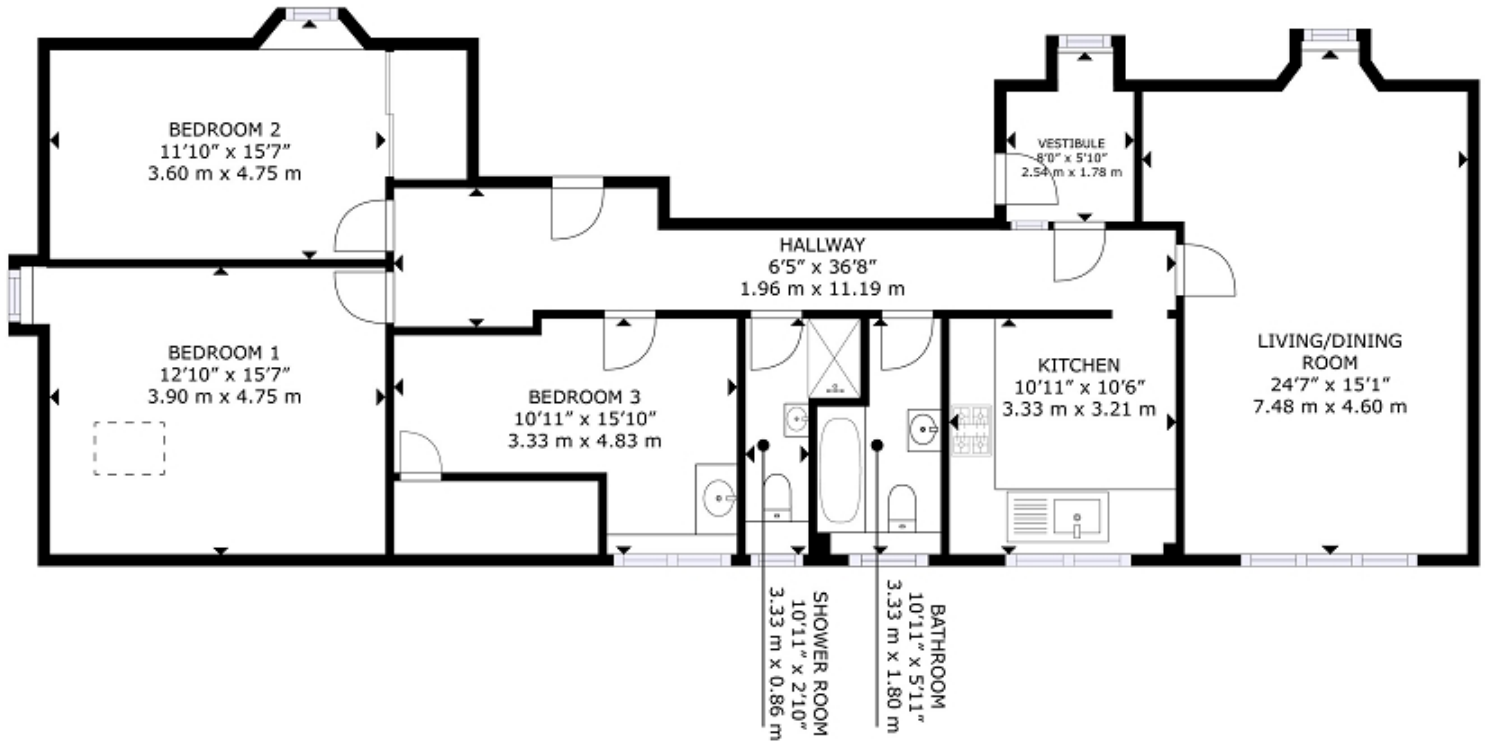
Bedroom 3 (15' 10" x 10' 11") or (4.83m x 3.33m)



Directions

From our office in The Square, follow the road past The Plaice In The Square onto Bridgend and carry on to Bank Street, turning left at the traffic lights onto Crieff Road. You will find the entrance to Rosemount on your right after MacIntyre Wealth Management.





Top Floor Flat, Rosemount, Crieff Road, Aberfeldy, PH15 2BJ

GROSS INTERNAL AREA
 FLOOR PLAN: 1,238 sq. ft, 115 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 69 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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