



**Premier  
Properties**  
Perth



## 3 The Old Bakery Mill Street, Aberfeldy, PH15 2BT Offers Over £129,950



The flat features a welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests. The modern kitchen has space for a dining table and chairs.

The bathroom is thoughtfully designed, ensuring both functionality and comfort. The layout of the flat maximises space, allowing for a practical living experience. Located in a vibrant community, residents will enjoy easy access to local amenities, including shops, cafes, and parks, all within a short stroll.

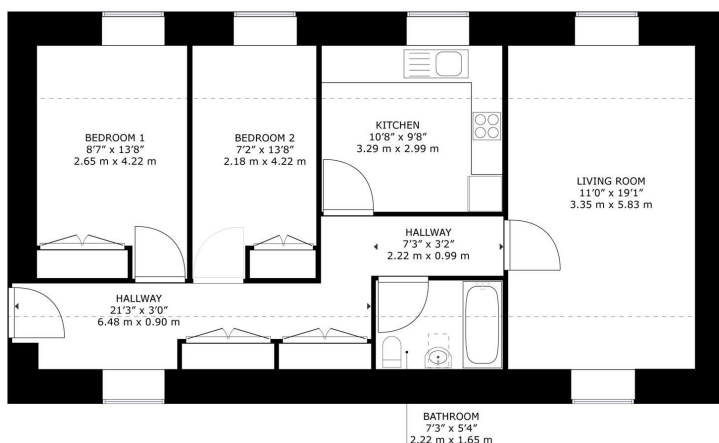
Aberfeldy is renowned for its picturesque surroundings, making it an excellent choice for those who appreciate nature and outdoor activities. Whether you are looking to explore the scenic landscapes or simply enjoy the tranquillity of the area, this flat offers a wonderful opportunity to embrace a delightful lifestyle.

The property benefits from its own private front door along with a private parking space

- 2 cosy bedrooms
- Spacious reception room
- Central Aberfeldy location
- Close to local amenities
- Ideal for small families
- Perfect for first-time buyers
- Easy access to transport
- Viewing highly recommended
- Private parking space







### 3 The Old Bakery, Mill Street Aberfeldy, PH15 2BT

GROSS INTERNAL AREA  
TOTAL: 701 sq.ft, 65.1 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-37) <b>F</b>			(21-37) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>	EU Directive 2002/91/EC	



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45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk