



7 Burns Brae Aberfeldy | PH15 2ER

- RECEPTION ROOMS 2
- BEDROOMS 4
- BATHROOMS 2
- ATTRACTIVE GARDEN
- EXTENSIVE VIEWS
- QUIET CUL-DE-SAC LOCATION



OFFERS OVER
£450,000

7 BURNS BRAE

A well-presented four-bedroom detached house, occupying a peaceful cul-de-sac position within the highly regarded Burns Brae development, on the edge of the Lower Birks of Aberfeldy.

Arranged over two storeys, the property is centred around a bright galleried hall, creating a strong sense of arrival and allowing natural light to flow through the principal spaces.

The accommodation is well balanced and flexible, comprising a spacious living/dining room, a second reception room with patio doors opening to the garden, a modern kitchen with adjoining utility room providing access to the integral garage, a fourth bedroom, and a cloakroom /WC.

Upstairs, there is a well-proportioned principal bedroom suite with dressing room and en suite, alongside two further bedrooms and a family bathroom.

The property has been carefully maintained and upgraded, including a recently installed en-suite, replacement kitchen appliances, full internal redecoration and new carpets, and is presented in excellent, move-in-ready condition.



7 BURNS BRAE

Externally, the garden is attractively arranged for ease of maintenance, with lawn, patio, vegetable beds and a wildlife area.

The property enjoys a particularly attractive setting, with a private gate from the garden providing direct access to woodland walks.

There are lovely views west across the Moness Burn towards Schiehallion and north towards Farragon Hill.

Further benefits include a shared orchard, and footpath access into Aberfeldy.

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. The town has been recognised by The Sunday Times Best Places to Live guide for its strong community spirit, outdoor lifestyle and thriving cultural and independent business scene.

You will 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 along Bank Street and turn left at the traffic lights onto Crieff road. Immediately after the next traffic lights, turn left into Burns Brae where you will find the property on your left.

FIXTURES & FITTINGS

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

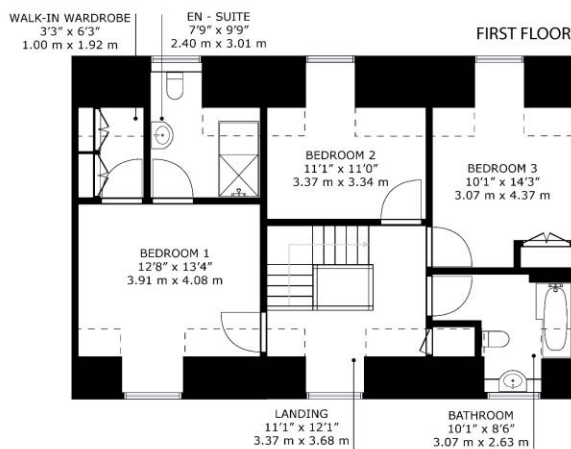
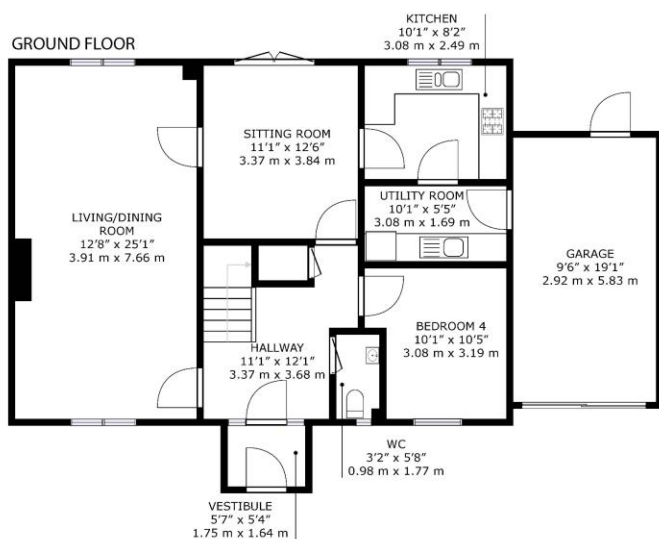
VIEWINGS

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

01796 472606 | property@jandhmitchell.com | www.jandhmitchellproperty.co.uk

EPC RATING C

COUNCIL TAX BAND F



7 Burns Brae, Aberfeldy PH15 2ER

GROSS INTERNAL AREA
 GROUND FLOOR : 1193 sq. ft., 110.8 m², FIRST FLOOR : 741 sq. ft., 68.9 m²
 TOTAL: 1934 sq. ft., 179.7 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.