



18 Duntaylor Avenue
Aberfeldy | PH15 2BX

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| • RECEPTION ROOMS | 2 | • SECLUDED GARDEN |
| • BEDROOMS | 3 | • GARAGE |
| • BATHROOMS | 2 | • POPULAR RESIDENTIAL AREA |



OFFERS OVER
£325,000

18 DUNTAYLOR AVENUE

A well-proportioned three-bedroom detached bungalow situated in a popular residential area of Aberfeldy, offering comfortable and well-presented accommodation.

The generous open-plan living space provides an excellent hub for modern family life, with a log burner forming a central focal point and clearly defined areas for relaxing, dining and cooking.

The fitted kitchen offers a good range of integrated appliances while remaining connected to the main living space, creating a sociable and practical layout.

The accommodation continues through to a bright garden room, with doors opening directly onto the decking and garden beyond.

There are three good-sized bedrooms, including a spacious master bedroom with an en-suite shower room. The remaining two bedrooms are well-proportioned and versatile, both benefiting from built-in mirrored wardrobes.



18 DUNTAYLOR AVENUE

The luxurious family bathroom is finished to a high standard and features twin wash hand basins, a bath and a separate shower.

Externally, the garden is laid to lawn and features a pond in the front garden. Mature planting and established borders provide colour and interest throughout the seasons.

A privacy hedge creates a secluded and peaceful outdoor space to the rear, while the decking adjoining the garden room provides an ideal area for outdoor dining and relaxation.

Driveway parking and an integral garage complete the property.

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 Aberfeldy, head along Bridgend and continue onto Bank Street. Proceed straight through the traffic lights onto Kenmore Street. Turn left onto Alma Avenue and follow the road round to the right. Turn left onto Duntaylor Avenue, then immediately right into the cul-de-sac where you will see the property on the left at the end.

FIXTURES & FITTINGS

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

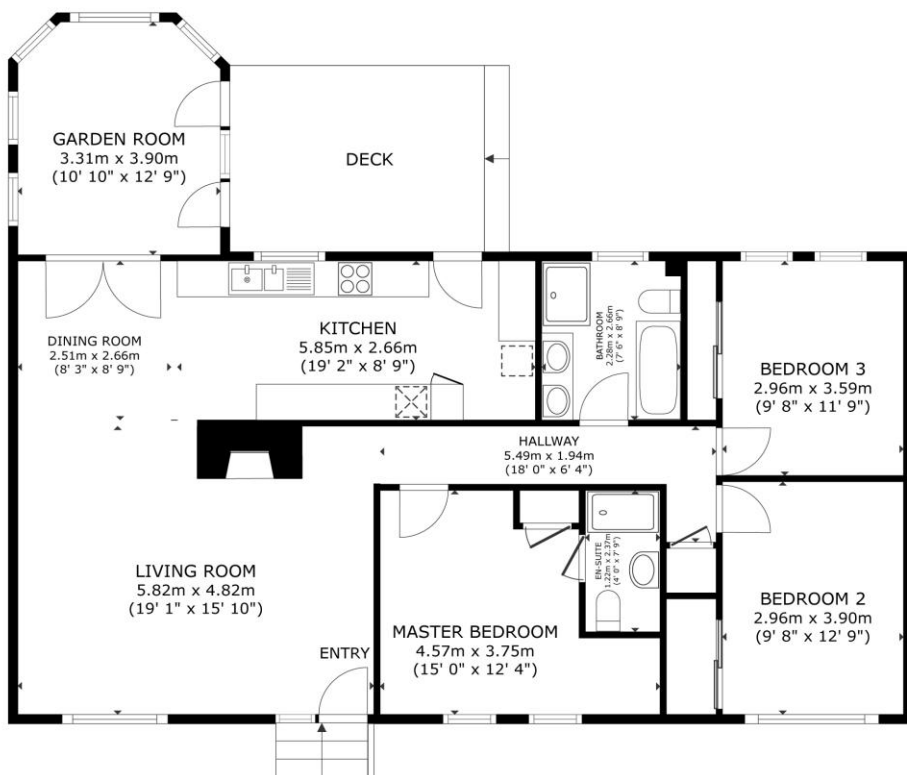
VIEWINGS

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

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EPC RATING C

COUNCIL TAX BAND E



18 Duntaylor Avenue Aberfeldy PH15 2BX

GROSS INTERNAL AREA
FLOOR PLAN 122.5 m² (1,318 sq.ft.)
TOTAL : 122.5 m² (1,318 sq.ft.)
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.