



F/F West Achnacarry | Burnside Aberfeldy | PH15 2AU

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 1
- SHARED DRIVEWAY & PARKING
- PRIVATE GARDEN
- CLOSE TO AMENITIES



OFFERS OVER
£175,000

F/F WEST ACHNACARRY

This charming two-bedroom first-floor flat is approached via external steps leading to a private entrance and offers spacious, well-proportioned accommodation, complemented by a number of attractive original features and open views.

The property comprises a generous front-facing principal bedroom and a second bedroom enjoying pleasant views over the rear gardens. The bright and welcoming living room features an attractive fireplace, while the spacious dining kitchen provides an excellent space for both everyday living and entertaining. A well-appointed bathroom includes a shower over the bath, and a convenient utility cupboard houses the gas central heating boiler and washing machine.

Further benefits include a substantial loft space, offering excellent storage potential.

Externally, the property enjoys a shared driveway with off-road parking, together with a private garden complete with a shed, providing valuable outdoor space.

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 The Square, head down Burnside Lane and turn right onto Burnside. About halfway down you will find the property on your left-hand side. The entrance is at the rear of the property.

FIXTURES & FITTINGS

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

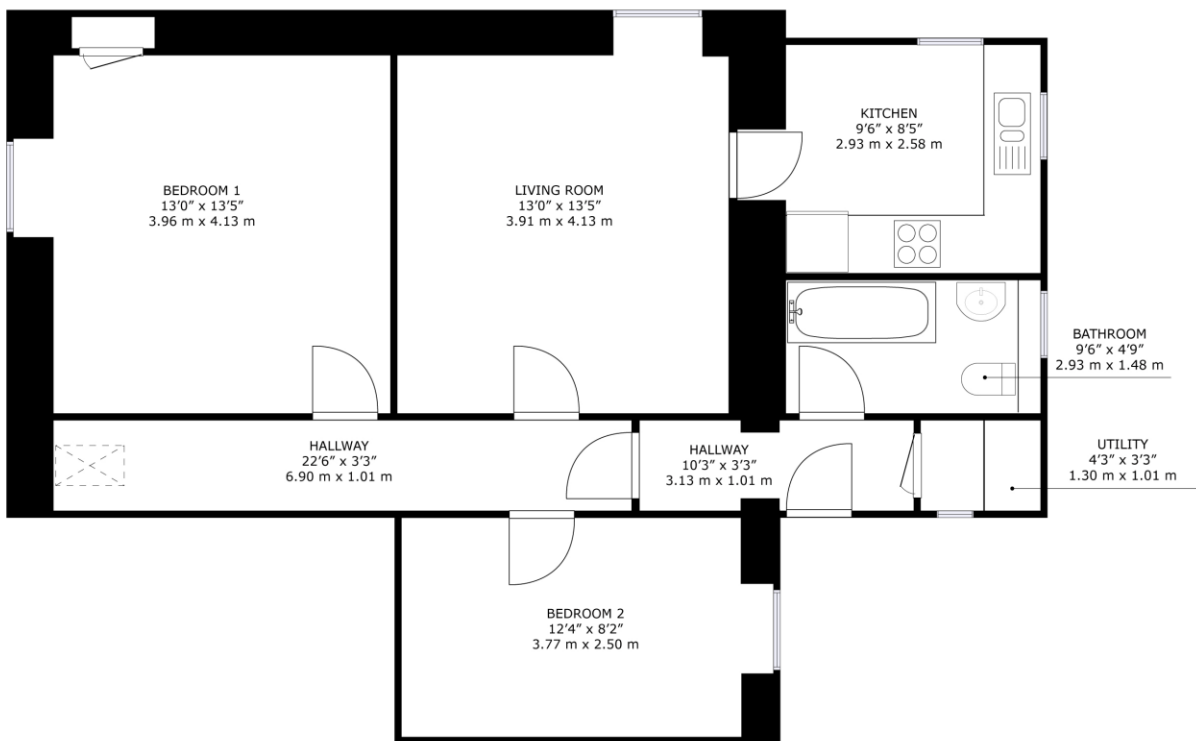
VIEWINGS

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

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EPC RATING D

COUNCIL TAX BAND B



First Floor West, Achnacarry, Burnside, Aberfeldy PH15 2AU

GROSS INTERNAL AREA
TOTAL: 815 sq.ft, 75.7 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.