



Flat 2 | Norfolk House | 17 Dunkeld Street Aberfeldy | PH15 2AA

- RECEPTION ROOMS 1
- BEDROOMS 3
- BATHROOMS 1
- RENOVATION PROJECT
- TOWN CENTRE LOCATION
- GREAT POTENTIAL



OFFERS OVER
£100,000

FLAT 2, NORFOLK HOUSE

A fantastic opportunity to acquire this three-bedroom upper-floor property, offering great potential for improvement and personalisation.

Accessed via stairs, the accommodation comprises a generously sized living room, a kitchen/diner with direct access to a private roof terrace, and a bathroom featuring both a bath and separate shower.

Ideally situated in the heart of the town centre, the property benefits from easy access to a wide range of local amenities, shops, and transport links.

Perfect for buyers looking to create a bespoke home or investment project.

It is to be believed that parking is available to the rear of 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

Enter Aberfeldy along the A827, Breadalbane Terrace which turns into Dunkeld Street. You will find the entrance to the property on your right between the red post boxes and The Tay.

FIXTURES & FITTINGS

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

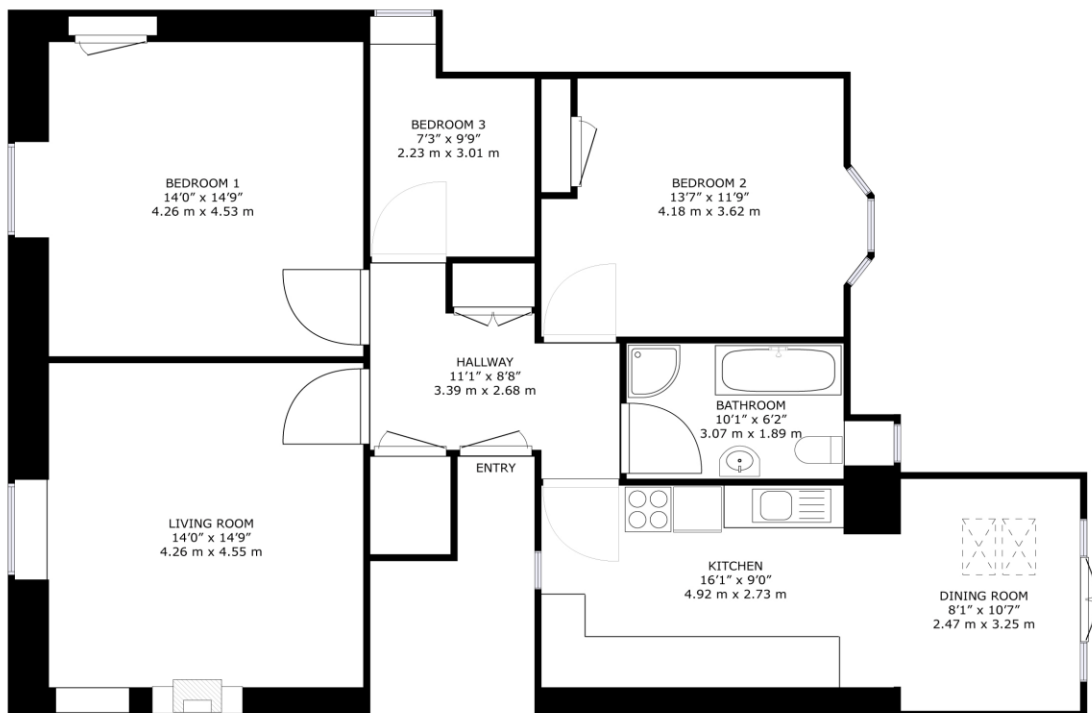
VIEWINGS

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

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EPC RATING D

COUNCIL TAX BAND C



Flat 2, Norfolk House, Dunkeld Street, Aberfeldy PH15 2AA

GROSS INTERNAL AREA
TOTAL: 1169 sq.ft, 108.6 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.