



40 Tayside Crescent Aberfeldy | PH15 2AR

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 1
- QUIET LOCATION
- CLOSE TO TOWN CENTRE
- EASY TO MAINTAIN GARDEN



OFFERS OVER
£120,000

40 TAYSIDE CRESCENT

A rare opportunity to acquire this charming mid-terrace two-bedroom bungalow, ideally situated within walking distance of the town centre.

A useful vestibule leads into the main hallway, providing access to the accommodation.

The property offers a bright and welcoming living room, complemented by a compact yet functional kitchen.

The double bedroom is a particularly versatile space, benefiting from dual access via both the hallway and the living room, while a second bedroom offers flexibility for guests, a home office, or additional storage.

Externally, the property boasts a small, low-maintenance garden featuring a pleasant mix of mature planting, perfect for enjoying private outdoor space with minimal upkeep.

A grassed area to the rear is believed to be owned and maintained by the council.

Further benefits include gas central heating throughout and parking spaces are available in the Crescent where you will also find a play park.

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 Chapel Street and at the cross junction with Market Street go straight over into Tayside Place. Turn right into Tayside Crescent, veer left where you will find the property and parking on your left.

FIXTURES & FITTINGS

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

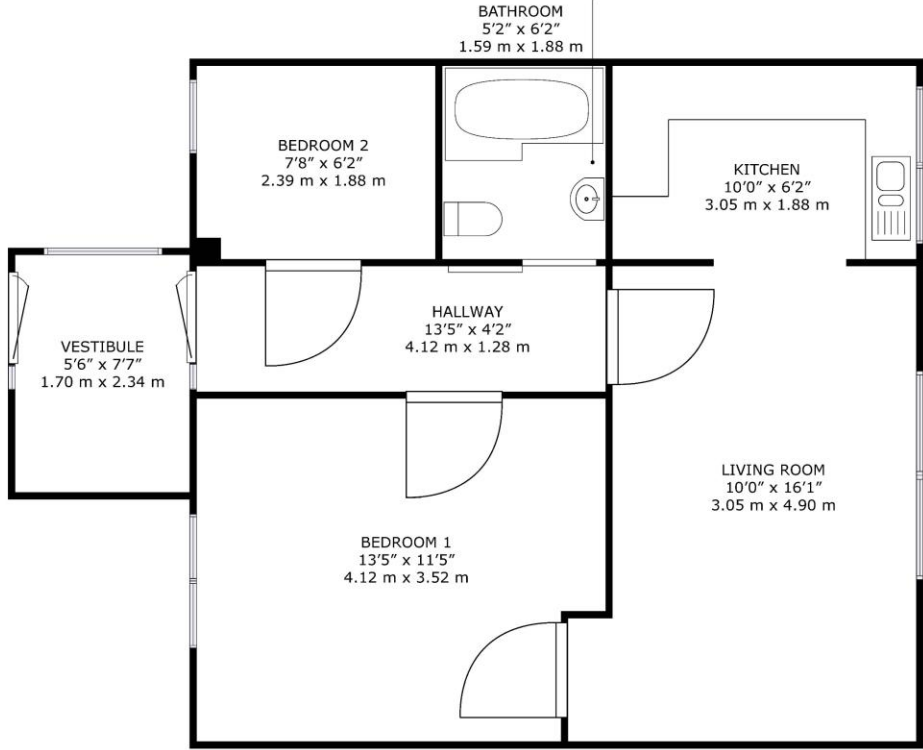
VIEWINGS

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

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EPC RATING C

COUNCIL TAX BAND A



40 Tayside Crescent, Aberfeldy PH15 2AR

GROSS INTERNAL AREA
TOTAL: 631 sq.ft, 58.6 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.