



10 Market Street
Aberfeldy | PH15 2AN

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|-------------------|---|-------------------------|
| • RECEPTION ROOMS | 1 | • PRIVATE GARDEN |
| • BEDROOMS | 2 | • LARGE GARAGE/WORKSHOP |
| • BATHROOMS | 1 | • NEW SHOWER ROOM |



OFFERS OVER
£130,000

10 MARKET STREET

Situated within a popular residential area, this well-presented two-bedroom first-floor flat has recently benefited from a programme of refurbishment, including a new shower room, internal doors and skirting boards.

Offering a fresh, neutral starting point, the property provides an excellent blank canvas for a new owner to add their own style.

The accommodation comprises a welcoming entrance hallway, a bright living room featuring an eye-catching red electric fire, and a well-appointed kitchen with a good range of units and appliances. There are two good-sized double bedrooms, both enjoying pleasant outlooks, together with a recently fitted shower room complete with rainfall power shower.

The property benefits from gas central heating and double glazing, with attractive views to both the front and rear.

Externally, there is a small area of garden ground to the front and a gravel pathway leads to a useful pale-blue timber garage/workshop, with a grassed area to the rear providing a pleasant outdoor space.

The sofa in the living room may also be included in the sale, if required.

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 the Square, Aberfeldy, head down Chapel Street and at the junction turn right onto Market Street. The property can be found in the last block of flats. Take the stairs up to the first floor where you will find the front door on your right.

FIXTURES & FITTINGS

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

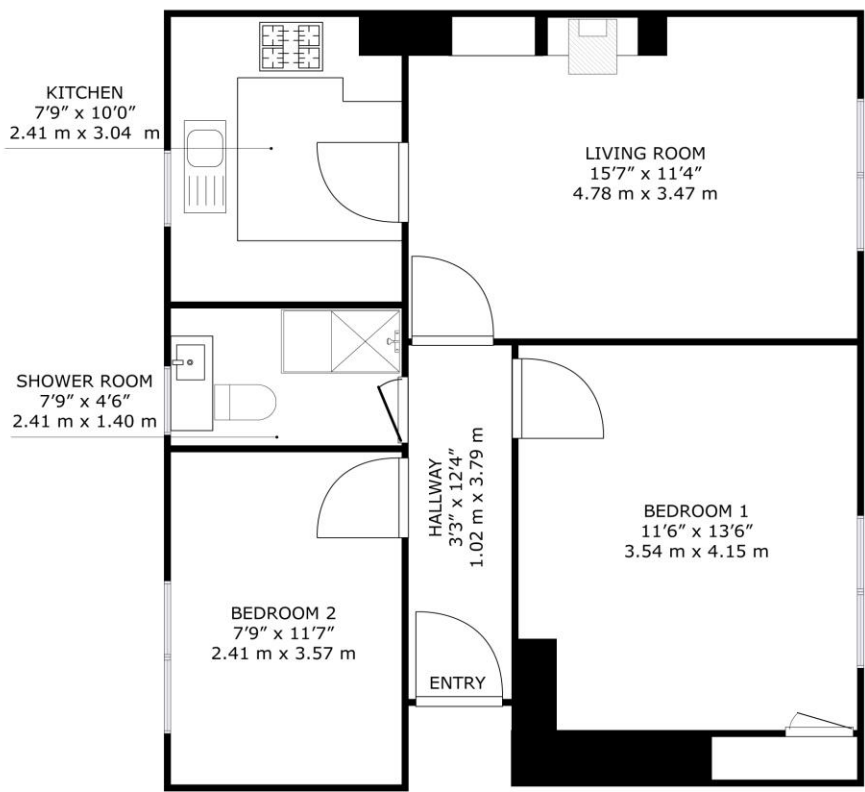
VIEWINGS

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

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

EPC RATING C

COUNCIL TAX BAND A



10 Market Street, Aberfeldy, PH15 2AN

GROSS INTERNAL AREA
TOTAL: 673 sq.ft, 62.5 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.