



L/F The Old Bakehouse | St Mary's Road Birnam | Dunkeld | PH8 0BJ

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| • RECEPTION ROOMS | 1 | • LARGE GARAGE |
| • BEDROOMS | 3 | • PRIVATE GARDEN |
| • BATHROOMS | 1 | • IDEAL LOCATION |



OFFERS OVER
£210,000

L/F THE OLD BAKEHOUSE

Set within an attractive historic building dating back to 1875, in the heart of a sought-after conservation area, this beautifully presented three-bedroom lower floor flat, enjoys all the charm and character of a cottage.

Converted into residential accommodation approximately 35 years ago, the property has been thoughtfully upgraded over the years, including the installation of a new roof and boiler around three years ago.

Tastefully decorated throughout, the accommodation is both welcoming and well proportioned. An entrance porch leads into a practical cloakroom, where a cleverly designed double cupboard discreetly conceals the laundry appliances.

The heart of the home is the inviting open-plan living and dining room, featuring attractive wood flooring, where the current owners have created a warm and relaxing space for everyday living with the addition of a deep red electric stove as a focal point.

The charming cottage-style kitchen is fitted with a range of units, while the property offers three generous double bedrooms, two benefiting from built-in wardrobes. The third bedroom is currently arranged as a music room, offering flexibility as a home office, hobby room or guest bedroom.

A well-appointed family bathroom completes the accommodation, featuring a shower over the bath.



L/E, THE OLD BAKEHOUSE

Outside, the enclosed garden provides a delightful private retreat, with a sheltered shady nook, a lawn and gravelled seating areas, all enclosed by fencing for added privacy.

A particular advantage is the substantial detached garage, measuring approximately 5.5m x 3.6m, together with on-street parking.

Offering character, comfort and practical living in an attractive period setting, this delightful home is ideal for a wide range of purchasers seeking a property with charm, outdoor space and excellent storage in a highly desirable location close to the school and all local amenities.

LOCATION

Dunkeld and Birnam are two villages on opposite banks of the River Tay, the historic cathedral “city” of Dunkeld on the north bank, and Birnam on the south bank. Located just off the A9 it is easily accessible by road and Dunkeld station is on the main London to Inverness rail route. It is one of the best-preserved historic towns in Scotland, around which is a fantastic choice of walks and cycle routes in breath-taking surroundings.

Dunkeld and Birnam has a dynamic community, with a lively arts and music scene, a primary school, Doctor’s surgery, dentist, great places to eat or spend the evening in plus a wonderful selection of quality independent shops and galleries. There are many attractions to enjoy in the local area including Birnam Arts, Dunkeld Cathedral, The Birnam Oak, Niel Gow’s Statue, Ossian’s Hall of Mirrors at The Hermitage and Beatrix Potter’s Exhibition and Garden.





DIRECTIONS

From the A9 heading south from Pitlochry, take the exit for Dunkeld/Birnam A923 and take the next right onto Perth Road. After the Birnam Hotel, turn left onto St Mary's Road and, before the road starts to rise, bear right, where the property will be found directly ahead.

FIXTURES & FITTINGS

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

All kitchen appliances included in the sale.

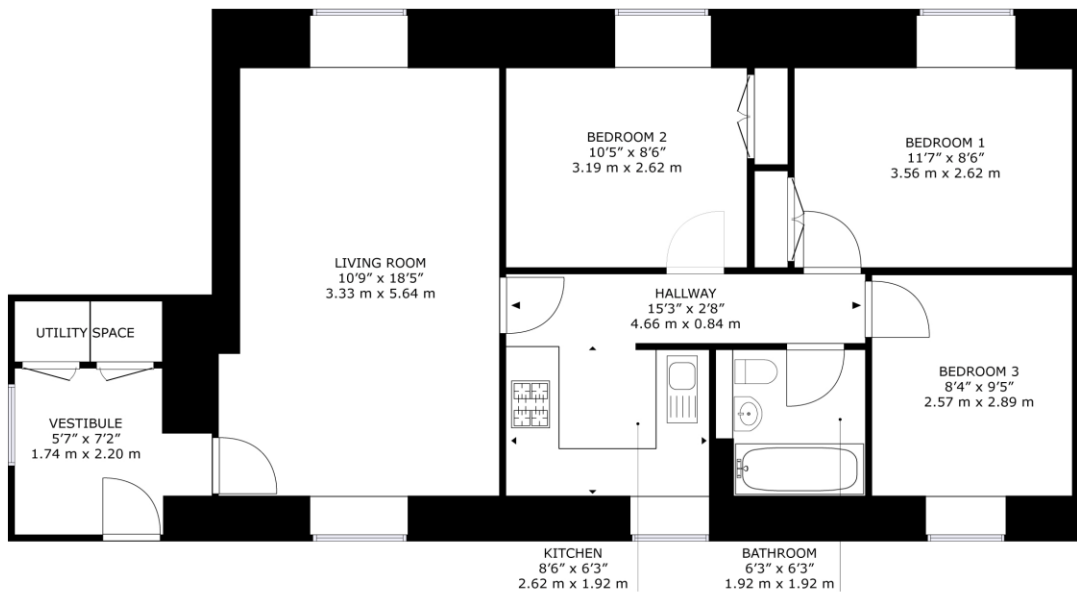
VIEWINGS

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

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EPC RATING D

COUNCIL TAX BAND B



The Old Bake House, St Mary's Road, Birnam PH8 0BJ

GROSS INTERNAL AREA
TOTAL: 777 sq.ft, 72.2 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.