



11 Duntaylor Avenue
Aberfeldy | PH15 2BX

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|-------------------|---|--------------------------|
| • RECEPTION ROOMS | 1 | • SUMMER HOUSE |
| • BEDROOMS | 2 | • PRIVATE DRIVEWAY |
| • BATHROOMS | 2 | • GARDEN TO FRONT & REAR |



OFFERS OVER
£250,000

11 DUNTAYLOR AVENUE

This beautifully presented two-bedroom detached bungalow offers bright, versatile accommodation, combining modern open-plan living with characterful features throughout.

The heart of the home is the spacious open-plan living, dining and kitchen area,, enhanced by a cosy log-burning stove, while the bright sun room/porch provides a lovely entrance into the kitchen, filling the space with natural light. A separate front entrance door opens into the hallway, where useful built-in storage adds practicality.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from a quirky en-suite and a stylish built-in mirrored wardrobe. A contemporary shower room serves the rest of the home.

Outside, the enclosed rear garden offers a fantastic private retreat, complete with several outbuildings and an impressive summer house featuring its own log-burning stove, making it a wonderful space to relax or entertain all year round. To the front, the property enjoys a lawned garden and a private driveway providing off-road parking.

Further benefits include electric heating, a fully floored attic offering excellent storage potential, and a highly desirable location close to local schools, shops and a range of everyday amenities.

This delightful bungalow is perfect for those seeking comfortable single-level living in a convenient setting, with the added bonus of exceptional outdoor spaces.

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, head along Bank Street, go straight across at the traffic lights along Kenmore Street, and turn left onto Alma Avenue. Veer round to the right, then turn left onto Duntaylor Avenue. Take the second road right where you will find the property on your left.

FIXTURES & FITTINGS

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

Furniture available by separate negotiation.

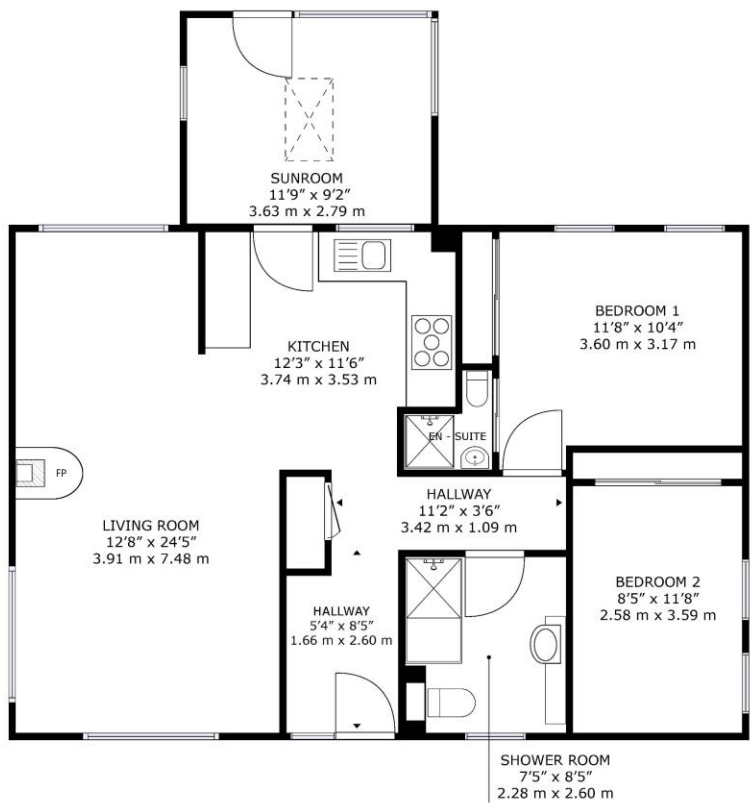
VIEWINGS

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

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

EPC RATING E

COUNCIL TAX BAND D



11 Duntaylor Avenue, Aberfeldy PH15 2BX

GROSS INTERNAL AREA
TOTAL: 1012 sq.ft, 94.0 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.