



32 Churchill Court Aberfeldy | PH15 2AT

- RECEPTION ROOMS 1
- BEDROOMS 3
- BATHROOMS 1
- CORNER MAISONETTE
- ON STREET PARKING
- CLOSE TO AMENITIES



OFFERS OVER
£125,000

32 CHURCHILL COURT

32 Churchill Court is a deceptively spacious 3-bedroom maisonette with generously proportioned accommodation over two floors, nestled in the upper corner in a block of purpose-built flats.

From the private entrance, enter the bright and spacious hallway and find the fully fitted dining kitchen to your right and the living room straight ahead. Both rooms offer good views to the surrounding countryside. Under the stairs there is a handy space which could be utilised as an office area.

Stairs lead up to the family bathroom and 3 bedrooms, two of which have built-in storage.

This property would make an ideal home for first time buyers.

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, a 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 in Aberfeldy head along Chapel Street and turn right into Churchill Court where you will find parking. Continue on foot through the courtyard to the central staircase and go right on the upper floor along to the end where you will find No 32.

FIXTURES & FITTINGS

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

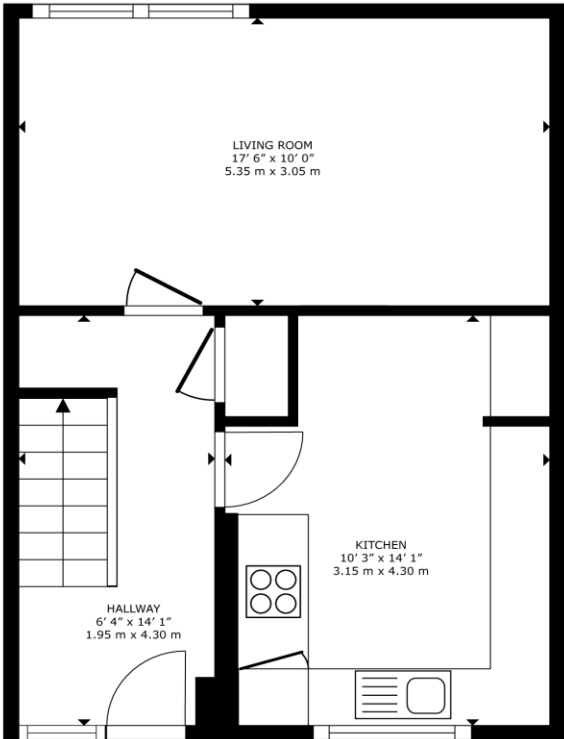
VIEWINGS

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

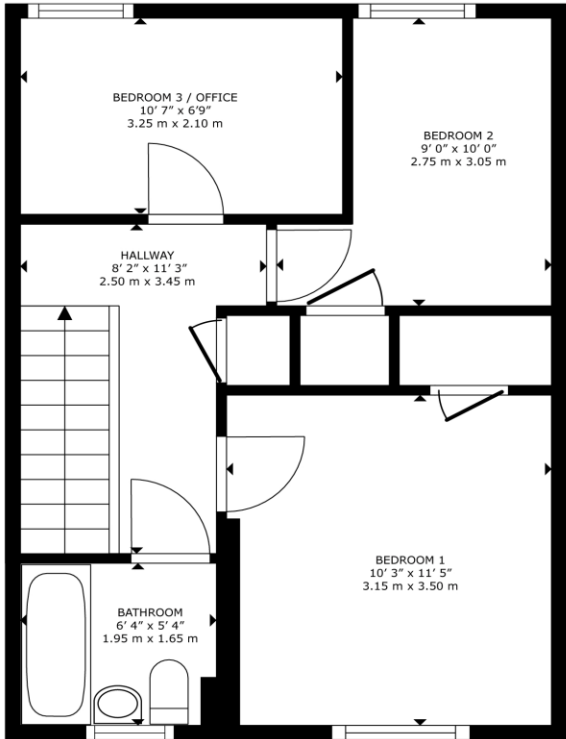
01796 472606 | property@jandhmitchell.com | www.jandhmitchellproperty.co.uk

EPC RATING E

COUNCIL TAX BAND A



GROUND FLOOR



FIRST FLOOR

32 Churchill Court, Aberfeldy PH15 2AT

GROSS INTERNAL AREA
GROUND FLOOR 42.9 m² (462 sq.ft.) FIRST FLOOR 42.3 m² (455 sq.ft.)
TOTAL : 85.2 m² (917 sq.ft.)
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.