



2 Tayside Cottages | Tayside Place Aberfeldy | PH15 2AP

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| • RECEPTION ROOMS | 1 | • ENCLOSED GARDEN |
| • BEDROOMS | 2 | • PRIVATE PARKING |
| • BATHROOMS | 1 | • QUIET LOCATION |



OFFERS OVER
£185,000

2 TAYSIDE COTTAGES

A delightful 2-bedroom semi-detached cottage combining traditional character with comfortable accommodation, conveniently situated for access to the town and local golf course.

The property is entered through a central front door into a welcoming entrance hall, with a comfortable living room to the right featuring an electric fire.

To the left is a generously proportioned dining kitchen, fitted with a good range of units and complemented by a characterful terracotta tiled floor.

Upstairs, there are two well-proportioned double bedrooms and a bathroom with a shower over the bath. The property benefits from gas central heating and double glazing.

Outside, the property enjoys an enclosed gated driveway providing ample parking, and attractive garden grounds, featuring a good-sized lawn, mature shrubs and trees, together with a useful garden shed.

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 in Aberfeldy, head down Chapel Street, cross over the junction onto Tayside Place. Continue straight ahead and turn left into Tayside Cottages. Follow the driveway round and you will find the property on your right.

FIXTURES & FITTINGS

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

All kitchen appliances included in the sale.

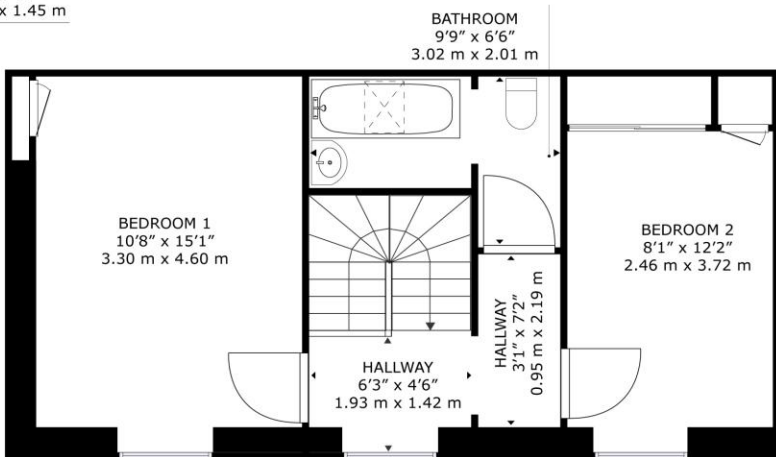
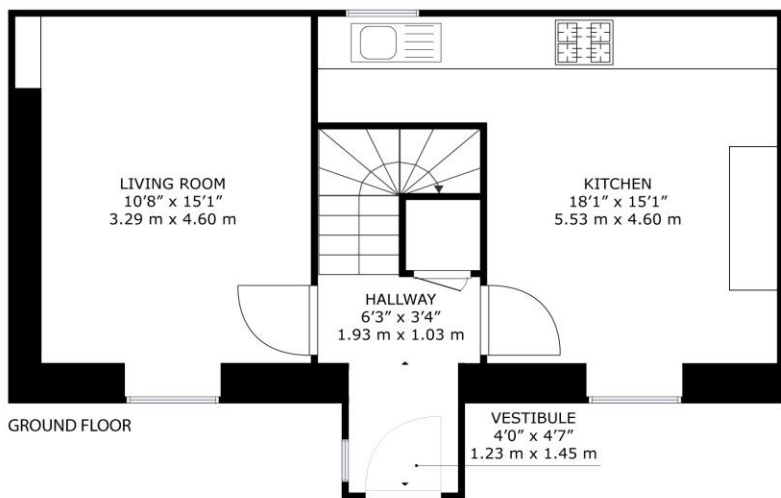
VIEWINGS

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

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EPC RATING D

COUNCIL TAX BAND C



2 Tayside Cottages, Aberfeldy PH15 2AP

GROSS INTERNAL AREA
GROUND FLOOR : 505 sq. ft, 46.9 m², FIRST FLOOR : 462 sq. ft, 42.9 m²
TOTAL: 967 sq. ft, 89.8 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.