



**39a Dunkeld Street, Aberfeldy, PH15 2AF**

**Offers Over £180,000**



51 Atholl Road, Pitlochry. PH16 5BU  
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**J&H Mitchell** ws  
SOLICITORS & ESTATE AGENTS  
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## 39a Dunkeld Street, Aberfeldy, PH15 2AF

Offers Over  
**£180,000**

We are delighted to bring to market this well-presented and spacious four bedroom maisonette situated on the main street in Aberfeldy.



This bright and spacious property is entered from a shared external stairway to the front door which opens into the newly fitted modern kitchen with breakfasting island. From there a hallway leads to a freshly decorated bathroom with shower over bath; a double bedroom and good sized living room with ornate cornicing, two bay windows with original shutters and log burner. Stairs lead to the attic floor where you will find two doublebedrooms, a single bedroom and storage cupboard. Windows are of a mixed sash and casement single glazed, and Velux style. Heating is provided by gas central heating.

Outside, there is a gravelled area providing parking and timber shed. Further back from the property there is a small area of garden ground laid mainly to lawn with a decking area and various wooden planters.

This attractive and well situated property is a welcome addition to the market. Viewing is strictly by appointment and highly recommended.

**Kitchen** (16' 0" x 14' 2") or (4.87m x 4.31m)

**Hallway** (20' 5" x 6' 1") or (6.23m x 1.86m)

**Bathroom** (7' 2" x 6' 2") or (2.18m x 1.89m)

**Bedroom 1** (13' 0" x 11' 11") or (3.95m x 3.62m)

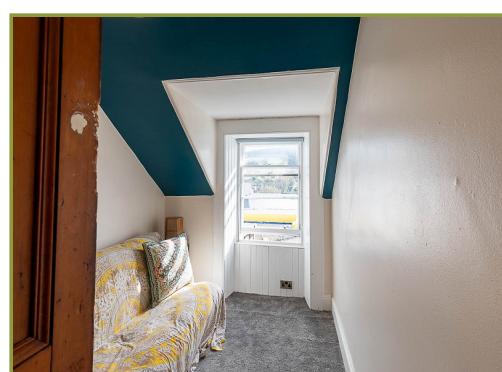
**Living Room** (18' 6" x 15' 0") or (5.64m x 4.58m)

**Landing** (13' 9" x 3' 8") or (4.18m x 1.13m)

**Bedroom 2** (13' 1" x 10' 6") or (4.00m x 3.19m)

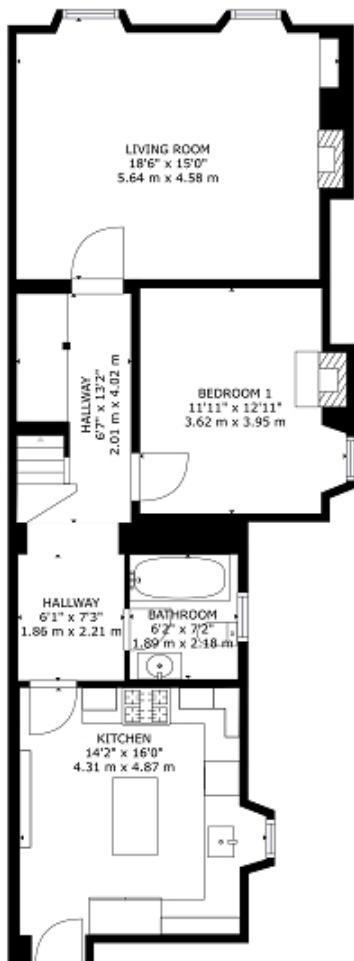
**Bedroom 3** (15' 6" x 10' 2") or (4.73m x 3.11m)

**Bedroom 4** (10' 11" x 6' 9") or (3.32m x 2.07m)

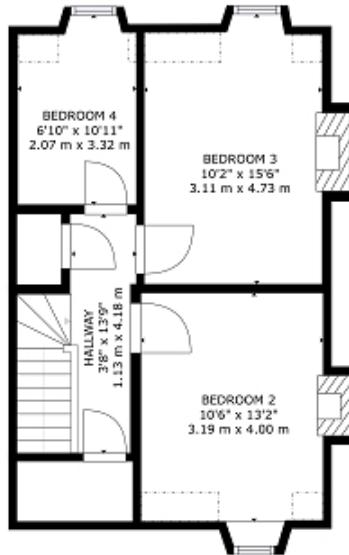


## Directions

From our office in The Square head down Dunkeld Street towards the petrol station. Opposite the petrol station you will find Breadalbane Bakery. Next to that, on the left, follow the path to behind the bakery and you will find the external stairway on your right. At the top of the stairs you will find the entrance to 39a, the second door.



FLOOR 1



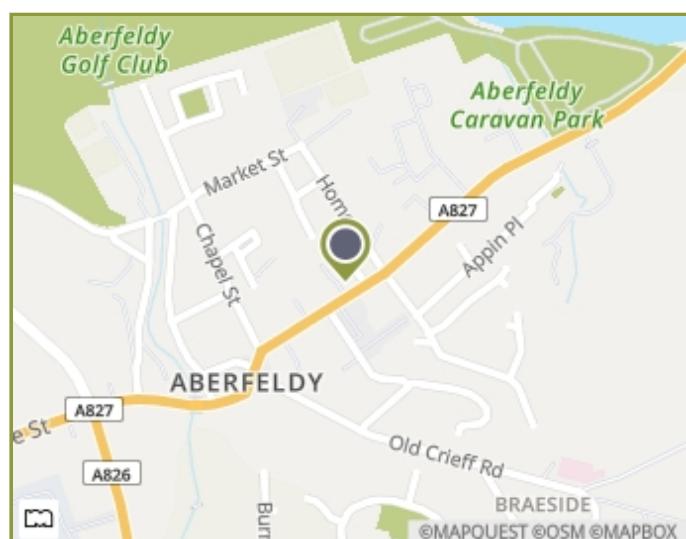
FLOOR 2

**GROSS INTERNAL AREA**  
 FLOOR 1: 828 sq. ft, 77 m<sup>2</sup>, FLOOR 2: 492 sq. ft, 46 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 25 sq. ft, 2 m<sup>2</sup>  
 TOTAL: 1320 sq. ft, 123 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.