



Birchfield, 9 Alma Avenue, Aberfeldy, PH15 2BW

Offers Over **£260,000**



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J&H Mitchell^{WS}
SOLICITORS & ESTATE AGENTS
— Since 1836 —





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9 Alma Avenue,
Aberfeldy,
PH15 2BW**

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J&H Mitchell are delighted to present this spacious three bedroom detached bungalow set in a peaceful location in a sought after area in the popular town of Aberfeldy.



Built around 1965, the property comprises entrance hall, living room, kitchen with large larder/utility off, dining room, conservatory, three double bedrooms and shower room. Although in need of modernisation, the generous room sizes and the proximity to Breadalbane Academy Campus make this an ideal family home.

Outside, to the rear, the well-kept gardens are laid mainly to lawn with various trees and shrubs, bordered by fencing and allowing for privacy. To the side, a sizeable vegetable plot and greenhouse, and to the front, driveway parking for several cars and two adjoining single garages.

This property sits in a popular location and is a welcome addition to the market. Viewing is highly recommended and strictly by appointment.

Living Room (17' 8" x 14' 6") or (5.39m x 4.42m)

Kitchen (19' 11" x 8' 4") or (6.06m x 2.54m)

Dining Room (12' 4" x 9' 1") or (3.76m x 2.78m)

Conservatory (13' 1" x 9' 1") or (4.00m x 2.78m)

Bedroom 1 (15' 10" x 10' 2") or (4.82m x 3.10m)

Bedroom 2 (13' 5" x 10' 2") or (4.10m x 3.09m)

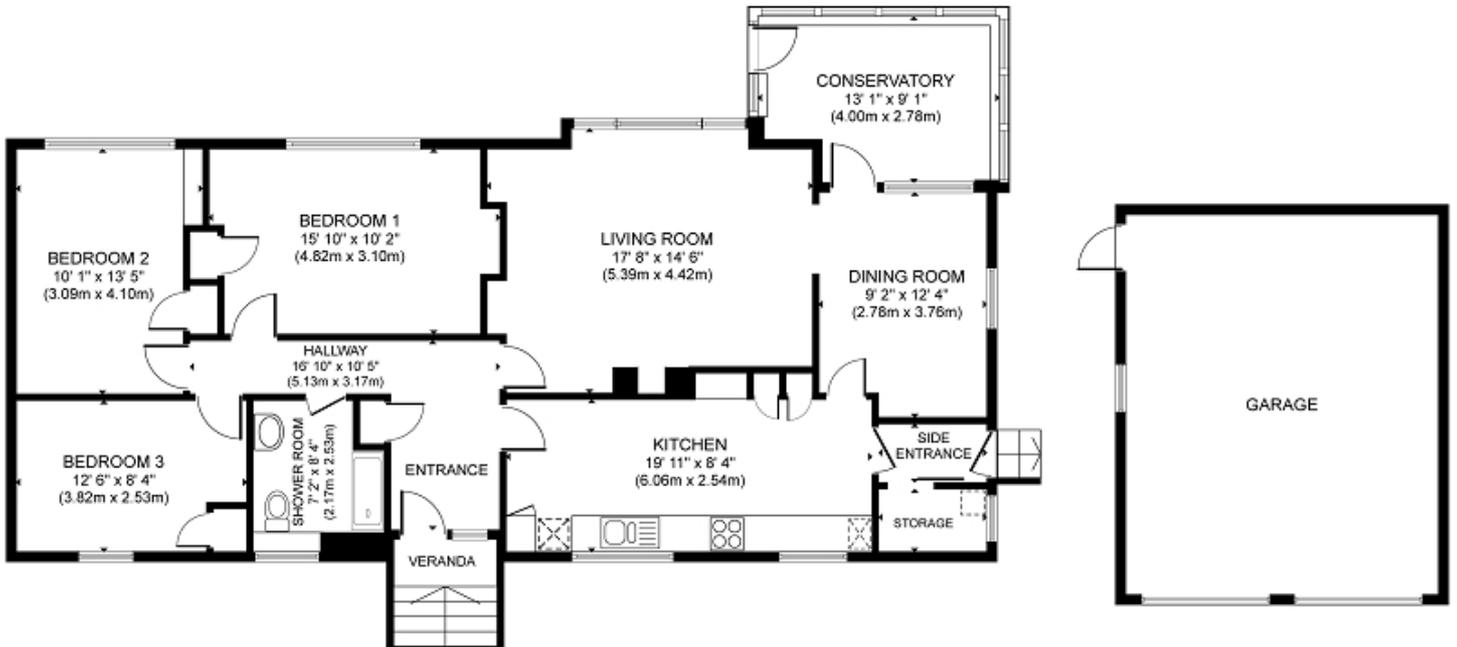
Bedroom 3 (12' 6" x 8' 4") or (3.82m x 2.53m)

Shower Room (8' 4" x 7' 1") or (2.53m x 2.17m)



Directions

From our office in The Square head west onto Bridgend, then onto Bank Street. At the traffic lights go straight ahead onto Kenmore Street. Continue along and take a left onto Alma Avenue. Follow the road around to the right and you will find Birchfield almost immediately on your left, third house along.



FLOOR PLAN

Birchfield, 9 Alma Avenue, Aberfeldy, PH15 2BW

GROSS INTERNAL AREA
 FLOOR PLAN 1,265 sq. ft. (117.5 m²)
 EXCLUDED AREAS : GARAGE 354 sq. ft. (32.9 m²) VERANDA 33 sq. ft. (3.1 m²)
 TOTAL : 1,265 sq. ft. (117.5 m²)
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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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