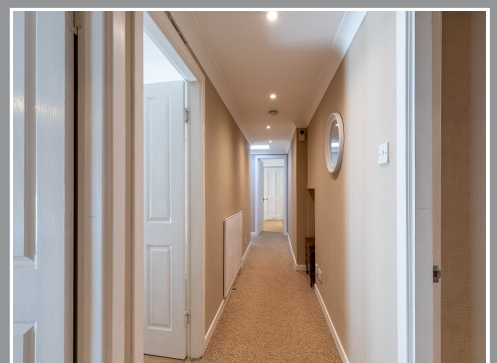




6a Cathedral Street, Dunkeld, Perth And Kinross. PH8 0AW

Offers Over **£240,000**



51 Atholl Road, Pitlochry. PH16 5BU  
01796 472606

**J&H Mitchell** <sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
— Since 1836 —







**6a Cathedral Street,  
Dunkeld,  
PH8 0AW**

Offers Over  
**£240,000**

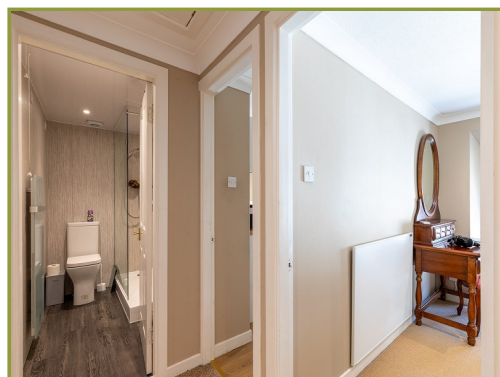
J&H Mitchell are delighted to bring to market this bright and spacious two bedroom first floor flat in a desirable location in the heart of Dunkeld.



Located on the historic and quaint Cathedral Street, and dating back to around 1800, the property comprises entrance stairs, hallway, living room, kitchen, two double bedrooms and shower room. This charming flat, with traditional style sash and case windows, is in immaculate condition and a welcome addition to the market.



As the property is in a conservation area the windows are of single glazed design, with internal secondary glazing. Heat is provided by contemporary electric heating.



Dunkeld, recently voted the best place to live in Scotland, lies on the north bank of the River Tay and is the location of the famous Dunkeld Cathedral, which dates back to 1501 and the entrance to which sits at the end of Cathedral Street.

Viewing is highly recommended and strictly by appointment.



**Hallway** (20' 5" x 3' 8") or (6.22m x 1.13m)

**Living Room** (22' 3" x 12' 2") or (6.77m x 3.70m)

**Kitchen** (11' 1" x 10' 9") or (3.39m x 3.27m)

**Bedroom 1** (13' 4" x 12' 5") or (4.07m x 3.79m)



**Bedroom 2** (13' 7" x 10' 9") or (4.15m x 3.28m)

## Directions

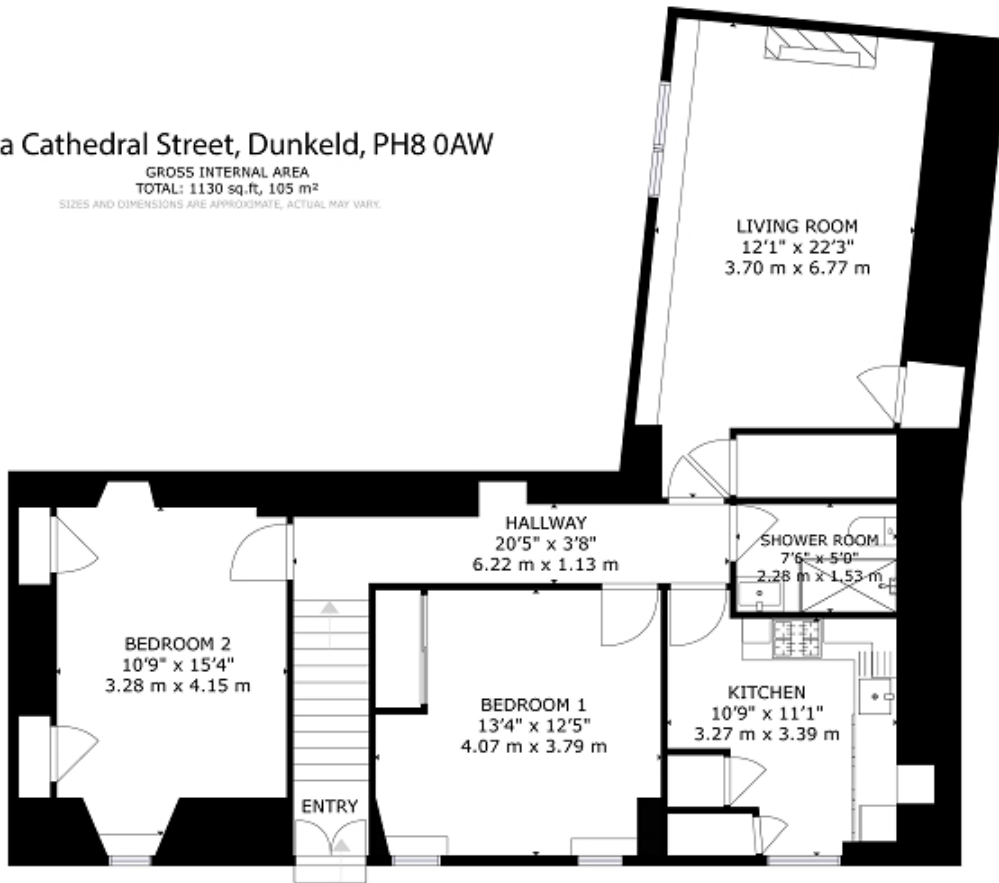
Upon entering Dunkeld onto the main street, take the first left onto The Cross. Follow the road to the left heading towards Dunkeld Cathedral and you will find the entrance to 6a, red door on your left.





## 6a Cathedral Street, Dunkeld, PH8 0AW

GROSS INTERNAL AREA  
TOTAL: 1130 sq.ft, 105 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

J H Mitchell  
51 Atholl Road, Pitlochry, PH16 5BU  
01796 472606  
info@jandhmitchell.com

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.