



4 Rosemount, Crieff Road, Aberfeldy, Perth And Kinross. PH15 2BJ

Fixed Price £125,000



51 Atholl Road, Pitlochry. PH16 5BU
01796 472606

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





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Fixed Price
£125,000

We are delighted to bring to market this three bedroom top floor flat, close to all amenities in the beautiful town of Aberfeldy.

Situated in a town centre location, this bright and spacious property comprises shared main entrance with stairs leading to the top floor, entrance vestibule, large living/dining room with dual aspect windows and beautiful views of the valley beyond, kitchen, three good sized bedrooms (one with wash hand basin), family bathroom and additional shower room. The property benefits from double



Entrance Vestibule (8' 4" x 5' 10") or (2.54m x 1.78m)

Hallway (36' 9" x 6' 5") or (11.19m x 1.96m)

Living/Dining Room (24' 6" x 15' 1") or (7.48m x 4.60m)

Kitchen (10' 11" x 10' 6") or (3.33m x 3.21m)

Bathroom (10' 11" x 5' 11") or (3.33m x 1.80m)

Shower Room (10' 11" x 2' 10") or (3.33m x 0.86m)

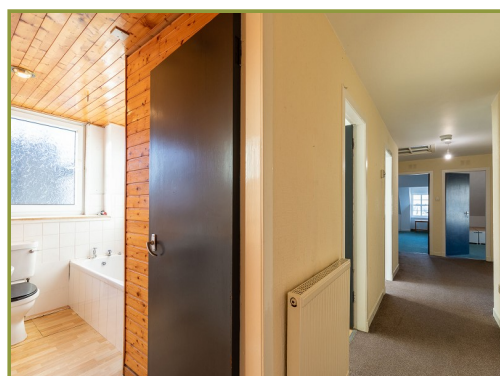
Bedroom 1 (15' 7" x 12' 10") or (4.75m x 3.90m)

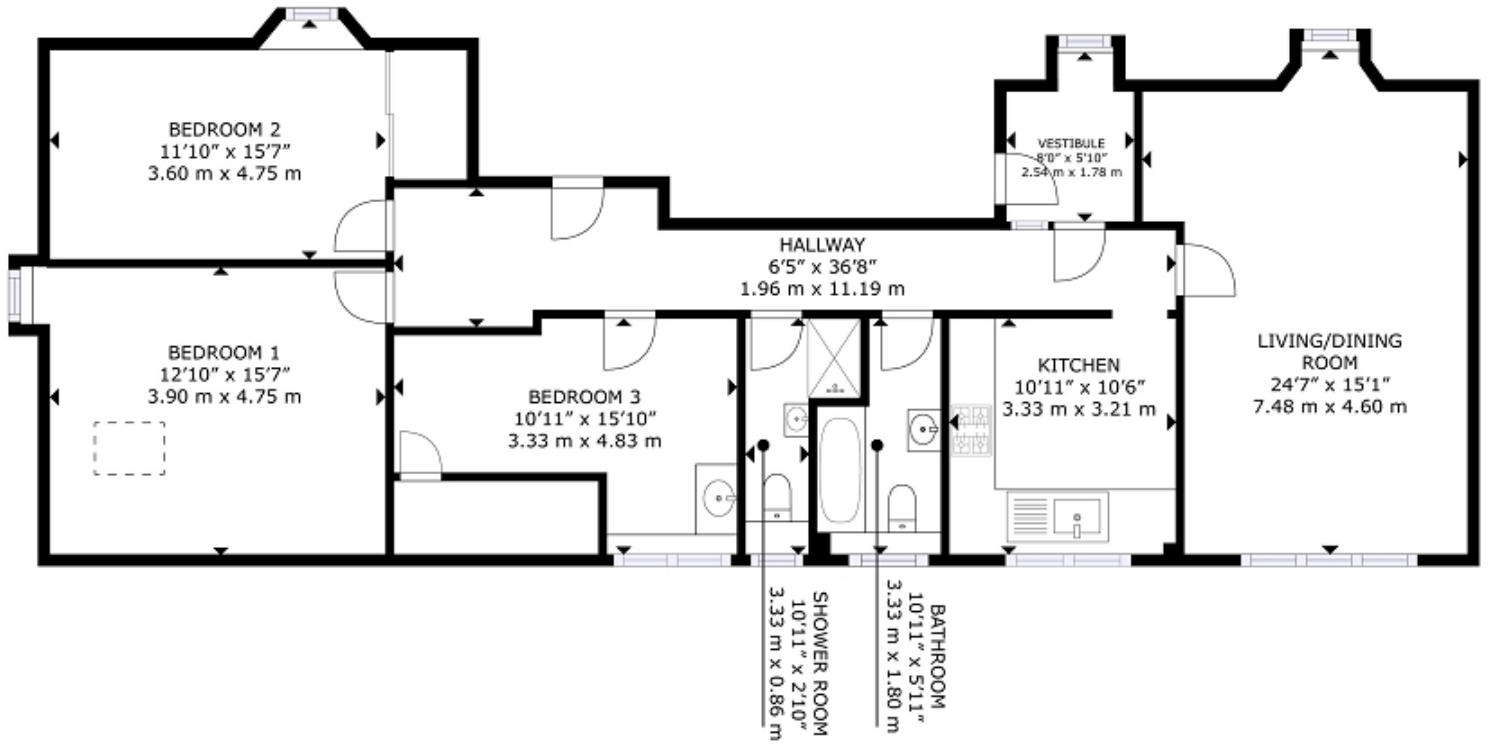
Bedroom 2 (15' 7" x 11' 10") or (4.75m x 3.60m)

Bedroom 3 (15' 10" x 10' 11") or (4.83m x 3.33m)

Directions

From our office in The Square, follow the road past The Plaise In The Square onto Bridgend and carry on to Bank Street, turning left at the traffic lights onto Crieff Road. You will find the entrance to Rosemount on your right after MacIntyre Wealth Management.





Top Floor Flat, Rosemount, Crieff Road, Aberfeldy, PH15 2BJ

GROSS INTERNAL AREA
 FLOOR PLAN: 1,238 sq. ft. 115 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		
(69-80) C	69	69
(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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