



1 Birks View, Bridgend, Aberfeldy, PH15 2DF

Offers Over **£110,000**



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J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
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Bridgend,
Aberfeldy,
PH15 2DF**

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J&H Mitchell are delighted to present this two bedroom maisonette in a town centre location overlooking the Moness Burn in Aberfeldy.



Built around 1990 the property, entered via an external stairwell, comprises entrance hall, living room, kitchen, and double bedroom on the first floor level, with a further bedroom and bathroom upstairs. The property is heated by "Fischer" panel heating system, and the windows are double glazed.

The external stairwell also gives access to the neighbouring maisonette and the commercial unit at ground level (Must Eat Takeaway). To the rear, there is an allocated parking space.

This property would make an ideal investment property, or first time buy. Viewing is recommended and strictly by appointment.

Entrance (6' 8" x 3' 7") or (2.02m x 1.10m)

Hallway (15' 2" x 3' 0") or (4.63m x 0.91m)

Living Room (14' 8" x 11' 3") or (4.46m x 3.42m)

Kitchen (7' 9" x 7' 1") or (2.35m x 2.17m)

Bedroom 1 (11' 0" x 7' 9") or (3.35m x 2.35m)

Landing (6' 3" x 3' 4") or (1.91m x 1.01m)

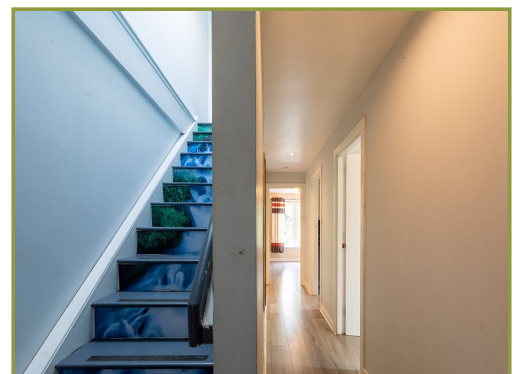
Bedroom 2 (11' 1" x 10' 11") or (3.37m x 3.33m)

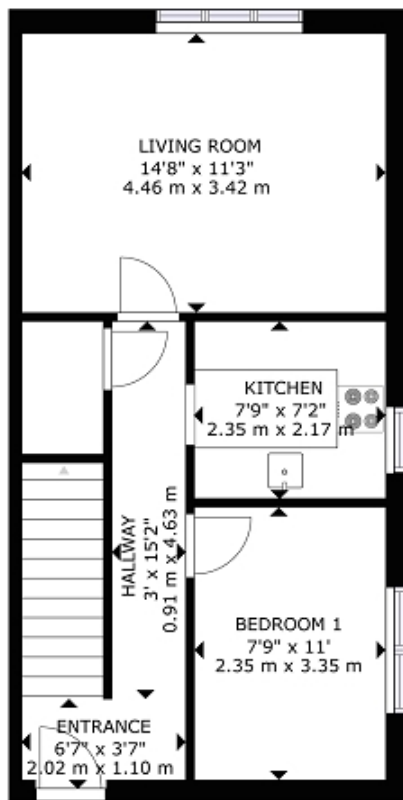
Bathroom (7' 11" x 7' 1") or (2.42m x 2.15m)



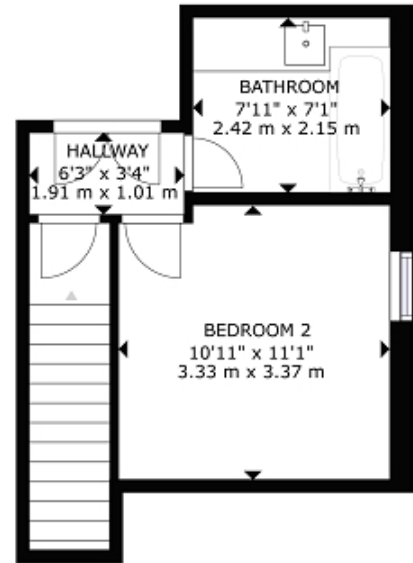
Directions

From our office in The Square carry on to Bridgend and turn right between the Breadalbane Arms Hotel and Must Eat Takeaway. You will find the entrance to the stairwell on your left. Follow the stairs to the top floor and 1 Birks View is the first door on your right.





FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA
 FLOOR 1: 461 sq ft, 42.87 m², FLOOR 2: 256 sq ft, 23.81 m²
 TOTAL: 717 sq ft, 66.68 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		
(55-68)	D		68
(39-54)	E	42	
(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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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.