



43 Kenmore Street, Aberfeldy, PH15 2BL

Offers Over **£255,000**



51 Atholl Road, Pitlochry. PH16 5BU
01796 472606

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



**43 Kenmore Street,
Aberfeldy,
PH15 2BL**

Offers Over
£255,000

J&H Mitchell are delighted to bring to market this well-presented three bedroom property, with additional two attic rooms, in an accessible location a short distance from the town centre of Aberfeldy.



Upon entering this charming traditional property you are immediately welcomed by a generous open plan living/dining area with contemporary decor and wooden flooring throughout. From the dining area, to the rear of the property, the fully equipped kitchen is a good size with back door to rear garden. Stairs to the first floor branches off, with two double bedrooms and a single bedroom to one side, and a shower room and separate bathroom to the other. From there, stairs lead to the attic floor with two further double bedrooms. Heating is provided by gas central heating and a log burner in the living room area. Windows are of traditional sash and case single glazed design.

Outside, to the rear, a communal gravelled path leads to a private garden laid mainly to lawn with a patio seating area to enjoy the summer evenings. There is also a single garage and timber built shed.

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

Living Room (15' 4" x 13' 0") or (4.68m x 3.95m)

Dining Room (16' 11" x 12' 2") or (5.15m x 3.70m)

Kitchen (17' 11" x 10' 6") or (5.45m x 3.20m)

Bedroom 1 (15' 9" x 12' 2") or (4.80m x 3.70m)

Bedroom 3 (8' 7" x 6' 11") or (2.62m x 2.10m)

Bedroom 2 (15' 9" x 13' 0") or (4.80m x 3.95m)

Bathroom (11' 4" x 9' 4") or (3.45m x 2.84m)

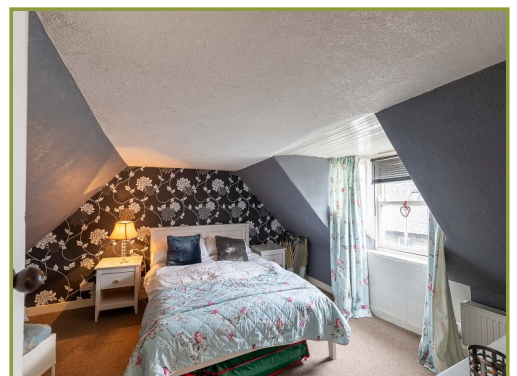
Shower Room (8' 3" x 7' 5") or (2.51m x 2.25m)

Attic Room 1 (14' 0" x 12' 2") or (4.27m x 3.70m)

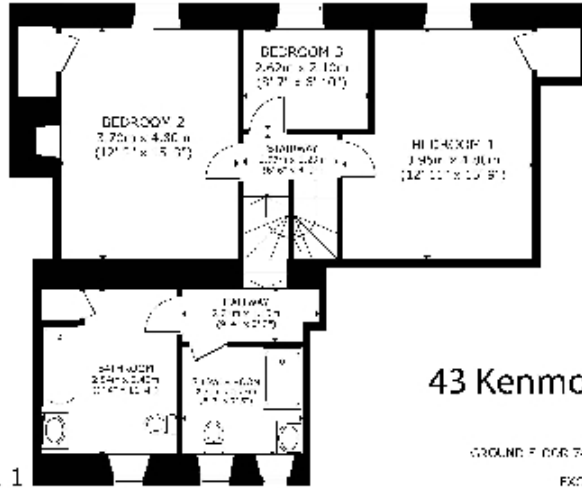
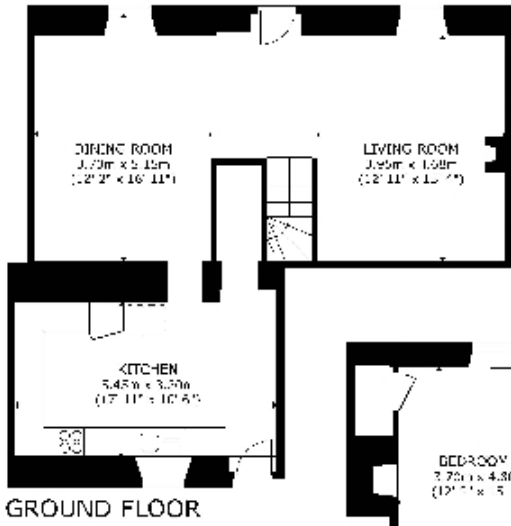
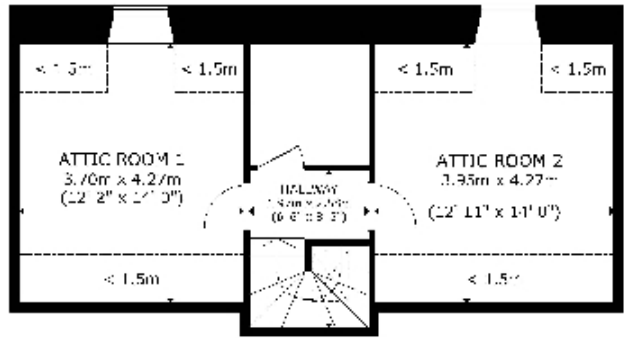
Attic Room 2 (14' 0" x 13' 0") or (4.27m x 3.95m)

Directions

From our office in The Square, Aberfeldy follow the road onto Bridgend, continuing onto Bank Street. At the traffic lights go straight ahead onto Kenmore Street where you will find No.43 further along the road on your left.



FLOOR 2



FLOOR 1

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GROSS INTERNAL AREA
 GROUND FLOOR 74.8 m² (807 sq ft) FLOOR 1 120.0 m² (1294 sq ft) TOTAL 194.8 m² (2099 sq ft)
 EXCLUDED AREAS - REINFORCEMENT (0.5 m² / 5.4 sq ft)
 TOTAL = 194.3 m² (2094 sq ft)
 REPRESENTATIONS ARE APPROXIMATE, NOT TO BE TAKEN LITERALLY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	54	
(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.

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.