



Glenmasson, Moness Terrace, Aberfeldy, PH15 2AD

Offers Over **£225,000**



51 Atholl Road, Pitlochry. PH16 5BU
01796 472606

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





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Moness Terrace,
Aberfeldy,
PH15 2AD**

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£225,000

J&H Mitchell are delighted to bring to market this four bedroom detached bungalow in an elevated position and town centre location in the popular tourist town of Aberfeldy.



Built around 55 years ago, of Dorran construction, the accommodation comprises entrance vestibule, hallway, bright and spacious lounge with dining area, fully-equipped kitchen with small utility off, four bedrooms and family shower room. The property benefits from gas central heating and double glazing throughout.

Outside, a sweeping driveway provides parking to the front and side of the property. Beautiful tiered gardens surround the property with a raised seating area to the rear. With various trees and shrubs, this garden is ideal for the green-fingered amongst us!

As this property is of non-traditional construction, please seek advice from a mortgage advisor. We can recommend Amy Donnelly at Dunkeld Mortgage House. Please ask our Property Department for contact details.



Living/Dining Room (27' 8" x 21' 0") or (8.44m x 6.41m)

Kitchen (11' 3" x 8' 10") or (3.44m x 2.69m)

Back Entrance/Utility Area (7' 9" x 3' 8") or (2.36m x 1.13m)

Bedroom 1 (14' 8" x 9' 3") or (4.48m x 2.81m)

Bedroom 2 (11' 0" x 8' 10") or (3.36m x 2.70m)

Bedroom 3 (10' 5" x 8' 10") or (3.18m x 2.69m)

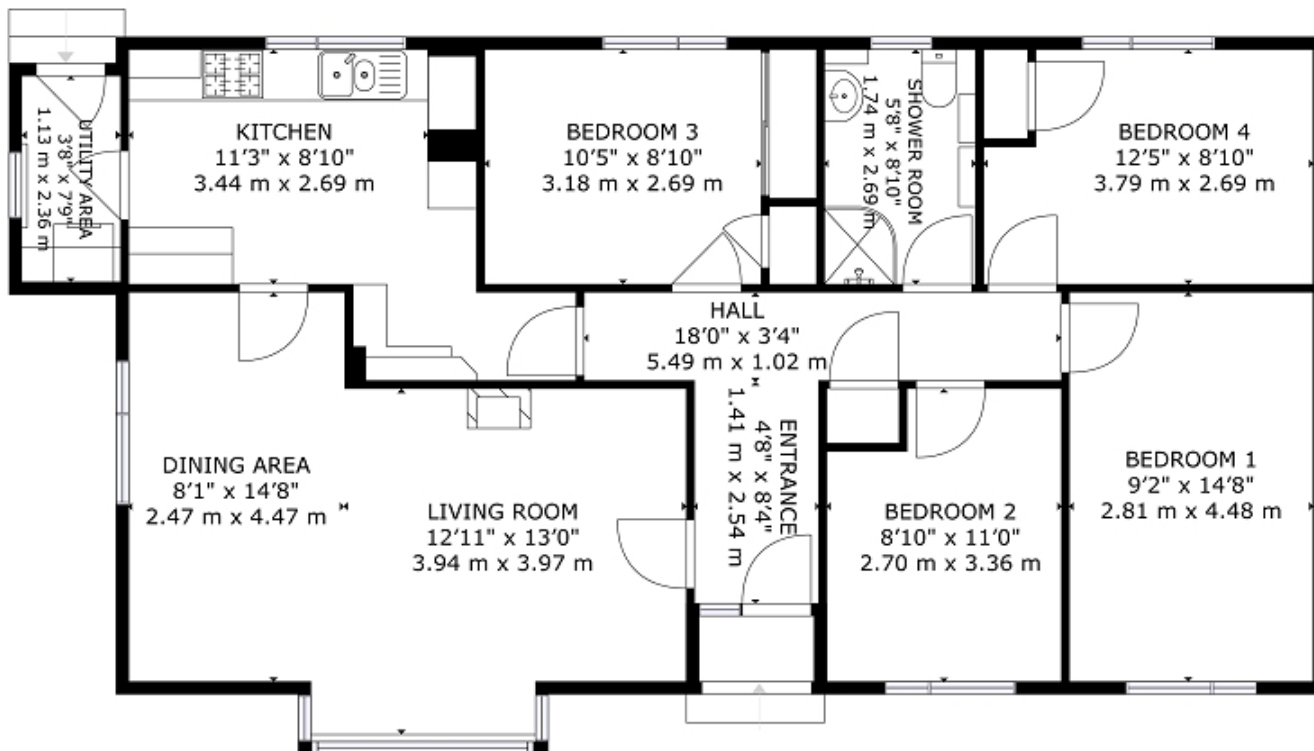
Bedroom 4 (12' 5" x 8' 10") or (3.79m x 2.69m)

Entrance Hall (8' 4" x 4' 8") or (2.54m x 1.41m)

Hallway (18' 0" x 3' 4") or (5.49m x 1.02m)

Directions

From our office in The Square follow the road down Dunkeld Street, turning right onto Moness Terrace just before the Co-op and petrol station. Follow the road up and you will find Glenmasson on your right just before the bend.



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GROSS INTERNAL AREA
 TOTAL: 1119 sq.ft, 104 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		78
(55-68) D	64	
(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.

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