



2 Rosemount, Crieff Road, Aberfeldy, PH15 2BJ

Offers Over **£132,500**



51 Atholl Road, Pitlochry. PH16 5BU
01796 472606

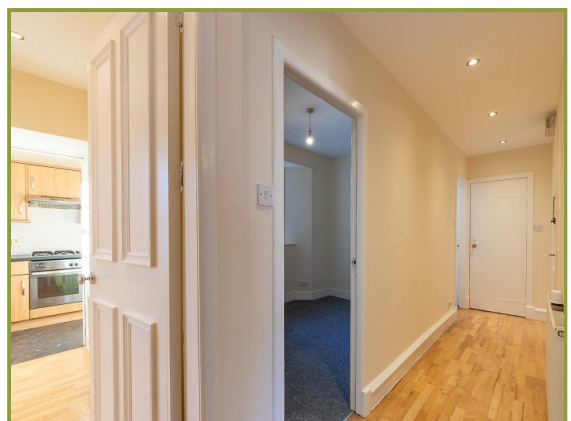
J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
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Offers Over
£132,500

J&H Mitchell are pleased to bring this desirable three bedroom 1st floor flat to the market. It is situated in the popular Highland Perthshire town of Aberfeldy, close to local amenities.



The flat consists a bright living room leading to a kitchen with a good range of wall & floor units. There is an integrated gas hob with extractor over and an electric oven. The owner is leaving the washing machine and fridge. The Combi boiler is located in the kitchen.

There are three double bedrooms and a tiled bathroom consisting bath, toilet, wash hand basin and heated towel rail.

The flat has previously been rented out on long term let, but would be a perfect home or has potential to be used as a holiday let subject to appropriate licences and permissions.

Aberfeldy is an attractive town in Highland Perthshire and benefits from a doctors surgery, primary and secondary schools, a community cinema, various sports grounds, a golf course and a variety of shops and cafes. The Breadlabane Campus is a modern facility where you can pursue a variety of sporting activities including swimming and squash.

Hallway

(19' 6" x 3' 6") or (5.95m x 1.06m)

Living Room

(14' 2" x 12' 10") or (4.32m x 3.91m)

Kitchen

(11' 8" x 6' 0") or (3.56m x 1.82m)

Bedroom 1

(14' 2" x 13' 0") or (4.32m x 3.97m)

Bedroom 2

(13' 0" x 7' 10") or (3.97m x 2.40m)

Bedroom 3

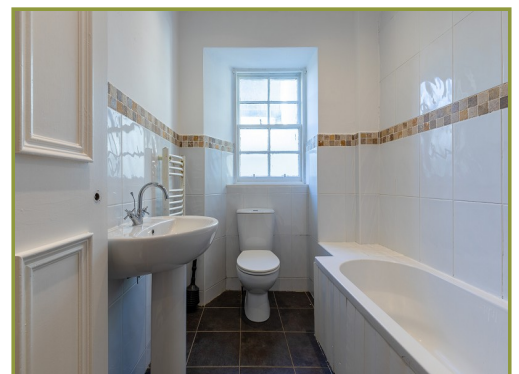
(12' 8" x 9' 0") or (3.87m x 2.74m)

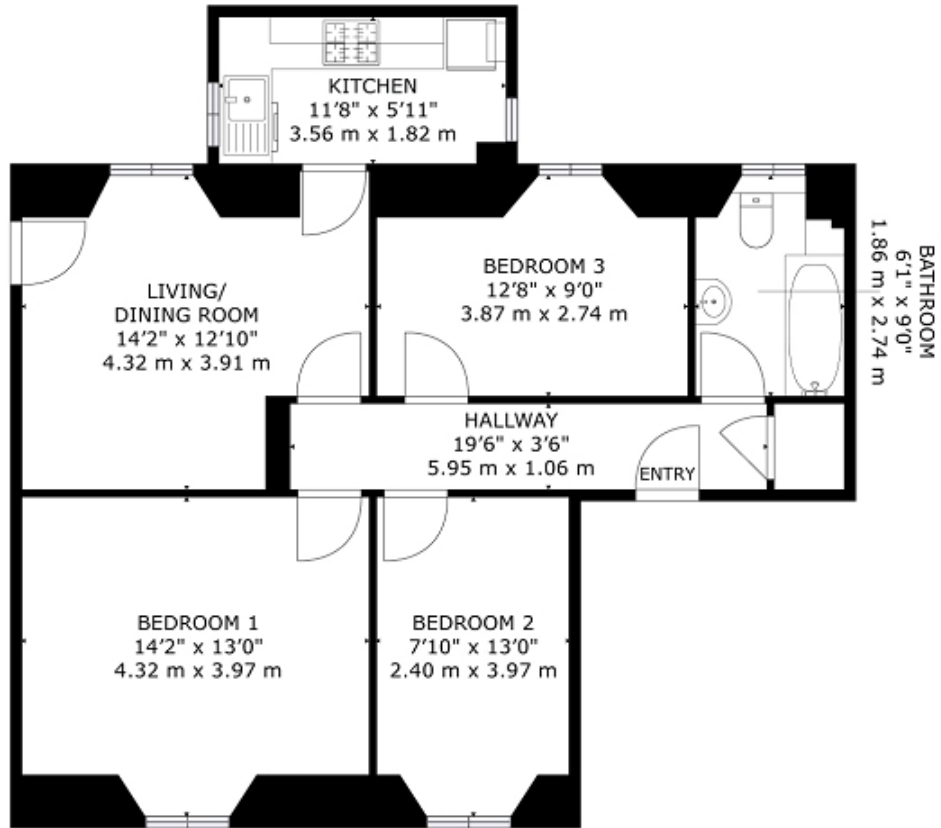
Bathroom

(9' 0" x 6' 1") or (2.74m x 1.86m)

Directions

From our office in The Square, head west along Bank Street and turn left at the crossroads onto Crieff road. The property is the first building on the right hand side, accessed via the black door in the centre





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GROSS INTERNAL AREA
TOTAL: 807 sq.ft, 75 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 | | 83 |
| (69-80) C | 73 | |
| (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.

J H Mitchell
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