



Kenmore Street, Aberfeldy, Perth And Kinross. PH15 2BL

Offers Over **£145,000**



51 Atholl Road, Pitlochry. PH16 5BU  
01796 472606

J&H Mitchell<sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
— Since 1836 —





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

Offers Over  
**£145,000**

We are delighted to bring this lovely two bedroom ground floor flat in the popular town of Aberfeldy to the market. The property benefits from having main door access and a private garden to the rear.



The property consists an attractive bright living room with a gas stove leading through to an adjoining dining room which is down a few steps. This lovely airy room has patio doors directly to the rear garden. There is an good sized kitchen with wall and floor units and an integrated oven and hob and tiled splashbacks. There are two double bedrooms and an attractively decorated bathroom with timber panelling and tiled walls.



To the rear there is a private garden, laid partly to grass with a patio area and garden sheds. Parking is on the front street.



Aberfeldy is a popular town situated in the heart of Highland Perthshire. It benefits from having both primary and secondary schools, a health centre, a community cinema and various sports facilities, including a golf course and tennis courts. The Breadalbane campus offers further sporting opportunities including swimming and a sports hall. The town also benefits from a variety of independent shops, cafes and a supermarket.



**Living Room** (15' 11" x 13' 8") or (4.84m x 4.17m)

**Dining Room** (11' 1" x 9' 7") or (3.38m x 2.93m)

**Kitchen** (12' 3" x 7' 11") or (3.73m x 2.42m)

**Bedroom 1** (12' 1" x 9' 6") or (3.68m x 2.90m)

**Bedroom 2** (11' 9" x 11' 1") or (3.59m x 3.37m)

**Bathroom** (9' 10" x 5' 11") or (2.99m x 1.80m)

**Hallway** (5' 11" x 3' 7") or (1.80m x 1.09m)

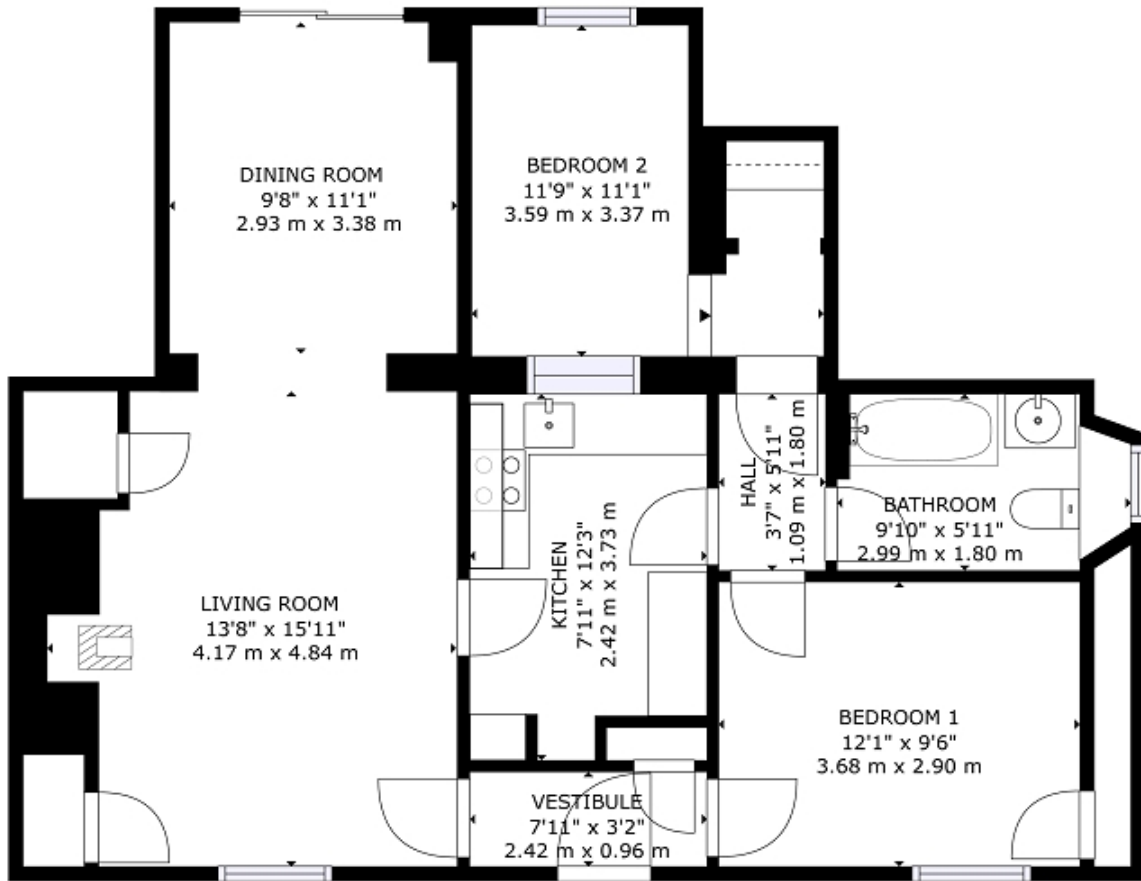
**Vestibule** (7' 11" x 3' 2") or (2.42m x 0.96m)



### Directions

From our office in The Square, head west along Bank Street, continue straight on at the crossroads with Crieff Road. Number 24 is on the right hand side, in the 3rd block of houses after the junction.





### 24 Kenmore Street, Aberfeldy PH15 2BL

GROSS INTERNAL AREA  
 FLOOR 1: 729 sq. ft., 68 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 2 sq. ft., 0 m<sup>2</sup>, CONSERVATORY: 107 sq. ft., 10 m<sup>2</sup>  
 TOTAL: 729 sq. ft., 68 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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