



J & H Mitchell ^{ws}
SOLICITORS & ESTATE AGENTS
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3 Orchard Brae Aberfeldy PH15 2BL

Offers Over £260,000

We are delighted to bring this attractive three-bedroom house located in a quiet cul-de-sac in Aberfeldy to the market.

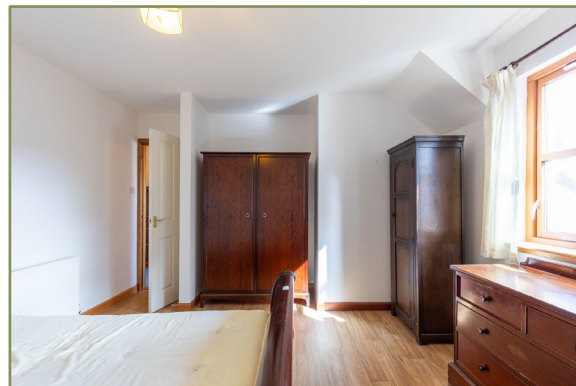
This house is described as a detached “linked” dwelling as it is connected to the neighbouring property by their garages only. It is located on the outskirts of Aberfeldy in a quiet residential street in a slightly elevated position.

This lovely home consists of a bright and airy living room with dual aspect windows which leads through to an attractive dining room with patio doors to the rear garden. This in turn leads through sliding doors into a well-appointed kitchen with wood wall and floor units with a white worktop and tiled splashbacks. There is an integrated electric oven and has hob with extractor fan. The house has a spacious hallway and a downstairs shower room. Upstairs there are three double bedrooms, one with built in wardrobe and a shower room.



To the front of the house there is an attractive garden with a generous driveway leading to the adjoining garage. The back garden is laid mainly to grass with shrubs and small trees. There is a patio area at the back of the house and a greenhouse.

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.



Dimensions

Living Room (12' 6" x 12' 0") or (3.80m x 3.65m)

Dining Room (9' 10" x 9' 2") or (3.00m x 2.80m)

Kitchen (13' 5" x 9' 0") or (4.10m x 2.75m)

Shower Room (5' 11" x 5' 9") or (1.80m x 1.75m)

Bedroom 1 (13' 1" x 8' 10") or (4.00m x 2.70m)

Bedroom 2 (14' 1" x 9' 2") or (4.30m x 2.80m)

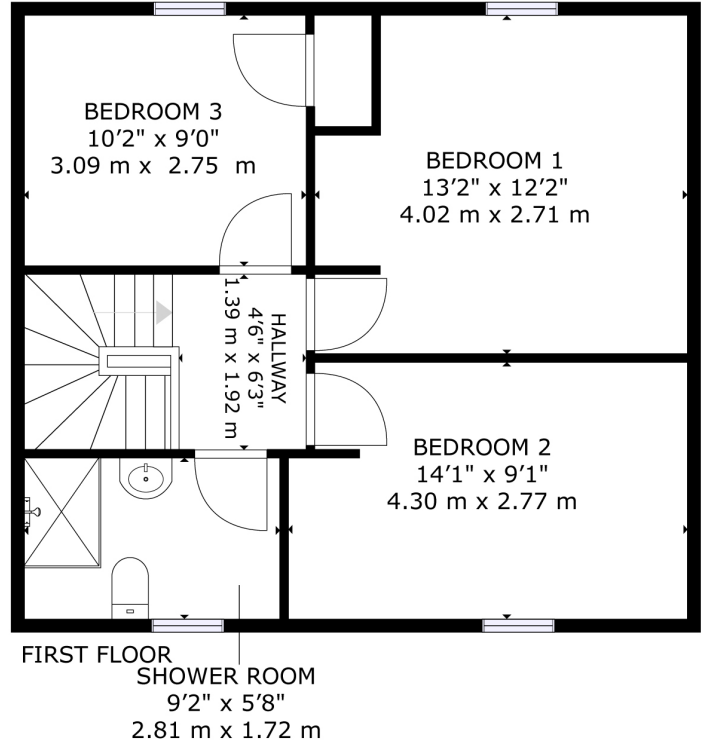
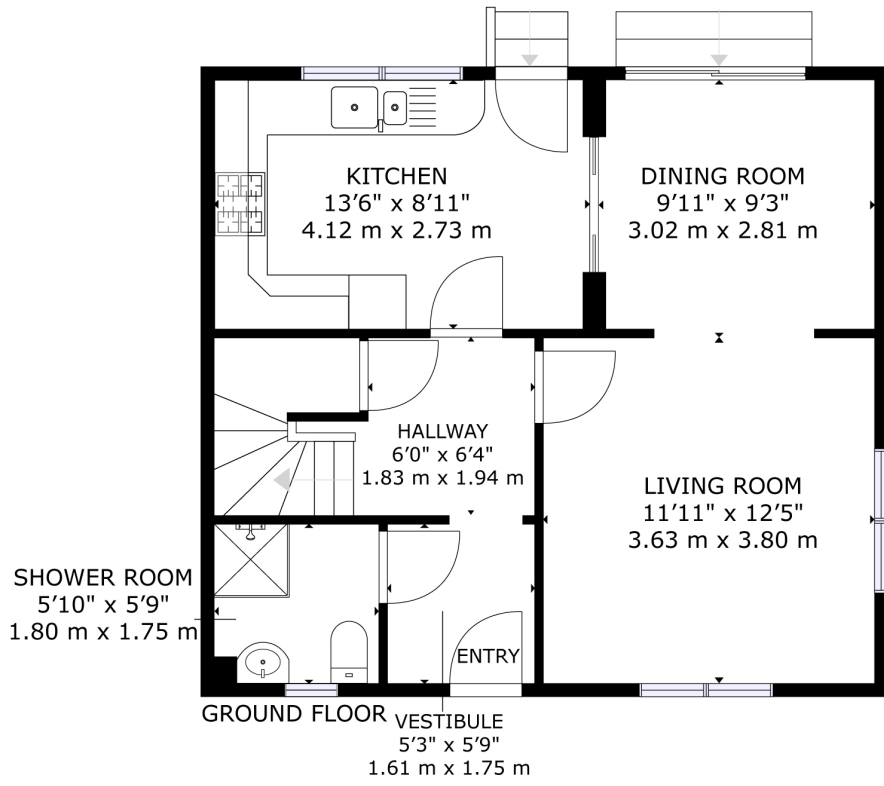
Bedroom 3 (10' 2" x 9' 0") or (3.10m x 2.75m)

Shower Room (9' 2" x 5' 7") or (2.80m x 1.70m)

Directions

From our Aberfeldy office, head west onto Kenmore Street. Just past mini roundabout take 2nd left into Orchard Brae (opening has The Beeches on one side). No 3 is towards the top on the left.





3 Orchard Brae Aberfeldy PH15 2BL

GROSS INTERNAL AREA
 FLOOR 1: 516 sq.ft, 48 m², FLOOR 2: 516 sq.ft, 48 m²
 TOTAL: 1032 sq.ft, 96 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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 not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter 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.