



J&H Mitchell ^{ws}

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9 Chapel Street Aberfeldy PH15 2AS

Offers Over £190,000

J&H Mitchell are delighted to bring this attractive courtyard property located in Aberfeldy to the market.

This delightful two-bedroom home is tucked away down a quiet cul-de-sac close to the centre of the town, where it enjoys a high level of privacy. It benefits from UPVC double glazed windows and gas central heating. The boiler was replaced approx. 3 years ago. There are traditional panelled internal doors and the ground floor has polished wooden floor boards throughout.

This lovely home is entered from the courtyard into a small hallway which leads to the bright living room with dual aspect windows to the front and rear. There is a fireplace which currently has a gas fire inserted. The kitchen leads off the living room with a useful storage area in between.

The kitchen consists of a good range of wooden wall and floor units with tiled splashback. There is an eye-level integrated electric double oven, gas hob with extractor fan, fridge and washing machine. Additionally there is space for a small dining table if desired.

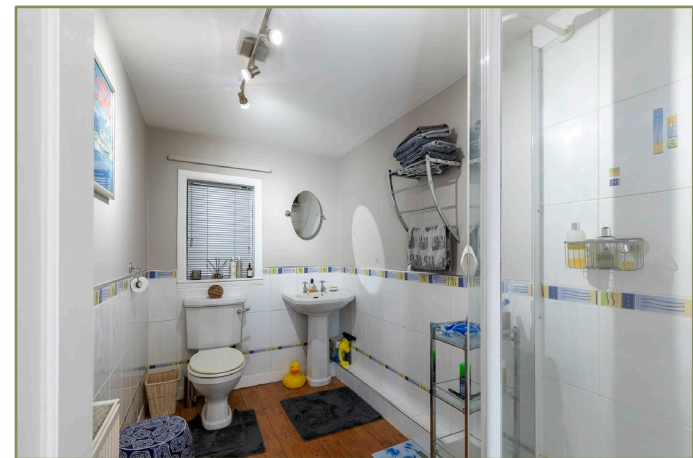
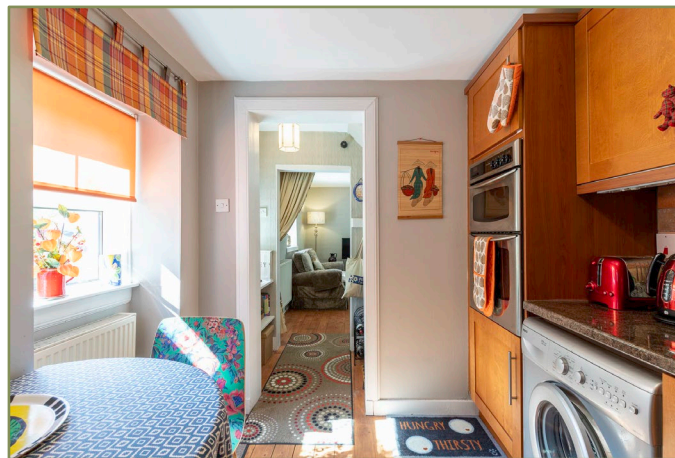


There is a shower room with shower cubicle, wc and whb. There is space to install a bath in place of the shower cubicle if preferred.

On the first floor there are two good sized double bedrooms both with dormer windows. Bedroom one also has a skylight window and bedroom two has a built in wardrobe.

Externally there is a shared courtyard patio area to the front door. To the rear there is a gravelled area and shared garden which is laid mainly to grass and a shared garden shed. There is a small alleyway to the side of the house. Parking to the side is on an informal basis with no specific area per property.

The house is Grade C listed building. This listing is usually applied to buildings of special architectural or historical interest which are good examples of a particular period, style or type. In this case a C listing does not prevent alterations, it simply requires that listed building permission must be sought in advance. Further information is available from Historic Environment Scotland.



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, distillery 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, hotels, cafes and a supermarket.

Dimensions

Living Room (15' 1" x 11' 0") or (4.60m x 3.35m)

Kitchen/Diner (9' 10" x 9' 6") or (3.00m x 2.90m)

Shower Room (10' 2" x 5' 7") or (3.10m x 1.70m)

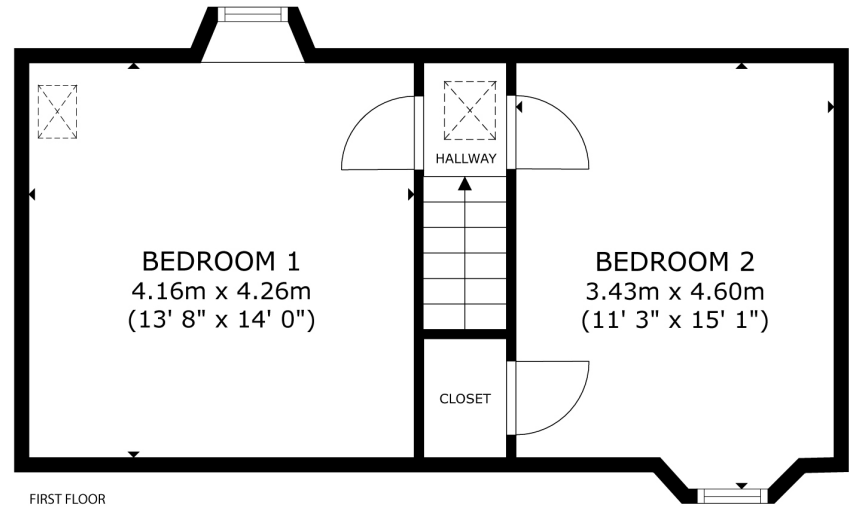
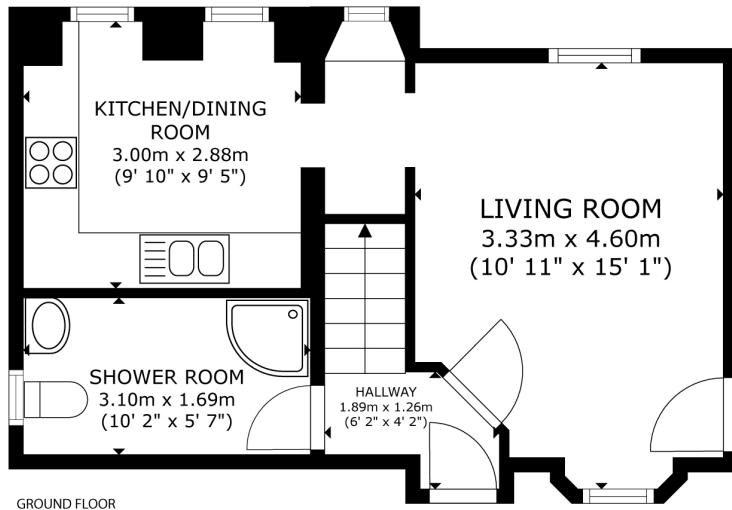
Bedroom 1 (13' 11" x 13' 7") or (4.25m x 4.15m)

Bedroom 2 (15' 1" x 11' 2") or (4.60m x 3.40m)



Directions

From our office in Aberfeldy, turn left onto Chapel Street at the small roundabout next to the Birks Cinema. Turn into the 2nd lane on the left between buildings which has red stone chips. As you arrive at the courtyard, No 9, is facing you, on the left hand side.



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GROSS INTERNAL AREA
FLOOR 1 34.6 m² (372 sq.ft.) FLOOR 2 37.9 m² (407 sq.ft.)
TOTAL : 72.4 m² (779 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



J & H Mitchell : 51 Atholl Road, Pitlochry, PH16 5BU : 01796 472606 : www.jandhmitchellproperty.co.uk : 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 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.