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18 Duntaylor Avenue Aberfeldy PH15 2BX

Offers Over £325,000

No 18 Duntaylor Avenue is a beautifully presented three bedroom bungalow situated in a quiet cul-de-sac in Aberfeldy.

It was completely refurbished in 2015 with replacement of all electrical wiring, plumbing, radiators and replacement of microbore piping to the radiators. Internal doors and woodwork are all oak, including the kitchen cupboards and the master bedroom, en-suite and bathroom were all made wheelchair accessible.

The house is slightly elevated so enjoys views of the surrounding hills and is ideally located, not far from local schools and within easy reach of the town centre either on foot or by car.

On entering the house, you are greeted by woodburning stove set in a stunning tiled hearth. The living room is to the left with a large window to the front. The room is open plan to the dining room area to the rear of the house which in turn leads through to the beautiful kitchen which has oak wall and floor units and a marble effect worktop and splashback. There is a gas hob, double electric ovens, dishwasher, fridge-freezer and washing machine.



To the rear of the house, accessed from the dining room is a lovely sun room which has doors opening onto the new decked area outside. The decking was replaced in August 2024 and the owner is about to replace the existing bi-fold doors with new patio doors.

The house has three double bedrooms. Bedroom one has a built-in wardrobe and an en-suite shower room with large cubicle and WC and WHB in vanity units and a heated towel rail. There is a recessed area in the room which is currently used as a small office area. Bedrooms two and three each have built-in mirrored wardrobes.

The family bathroom is a modern styled, fully tiled room with bath, separate shower cubicle, WC and twin WHBs.

Externally there is a garage to one side of the house with a driveway providing additional parking and a woodstore at the opposite end. The front garden is laid partly to grass with shrubs and a small pond and an area with fruit trees. There is a paved path and paved and gravelled area along the front. The rear garden has brand new decking and a raised lawn area with shrubs and small trees. There is a small patio area to the side.



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.

Directions

From our office in Aberfeldy, head west on the Kenmore road. Pass through crossroads at Crieff Road and proceed along Kenmore Street. Turn left onto Alma Road shortly before the mini roundabout. Follow the road round to the right then turn left onto Duntaylor Avenue before turning right at the first turn off. No 18 is at the far end of the cul-de-sac.







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

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