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Flat 9 The Oaks
Birnam
PH8 0DD

Offers Over £190,000

No 9 The Oaks is an attractive two bedroom ground floor flat located in a private, secluded area in Birnam.

The flat is accessed through impressive wrought iron gates which lead to a private road and the car park. All windows for the property are situated to the rear of the building and overlook the shared courtyard.

Enter via a door at the far end of the building into a bright and well kept entrance foyer. Flat 9 is to the right. On entering the flat, the bright and spacious living/dining room is situated to the right. This is a good sized room with French doors directly out into the courtyard.

The adjacent kitchen has a wide range of wooden wall and floor units with wood effect worktops and a tiled splashback.

There is an integrated oven, ceramic hob, fridge-freezer, dishwasher and the washer dryer is included in the sale. There are full height windows to the end of the room, which look out to the courtyard.

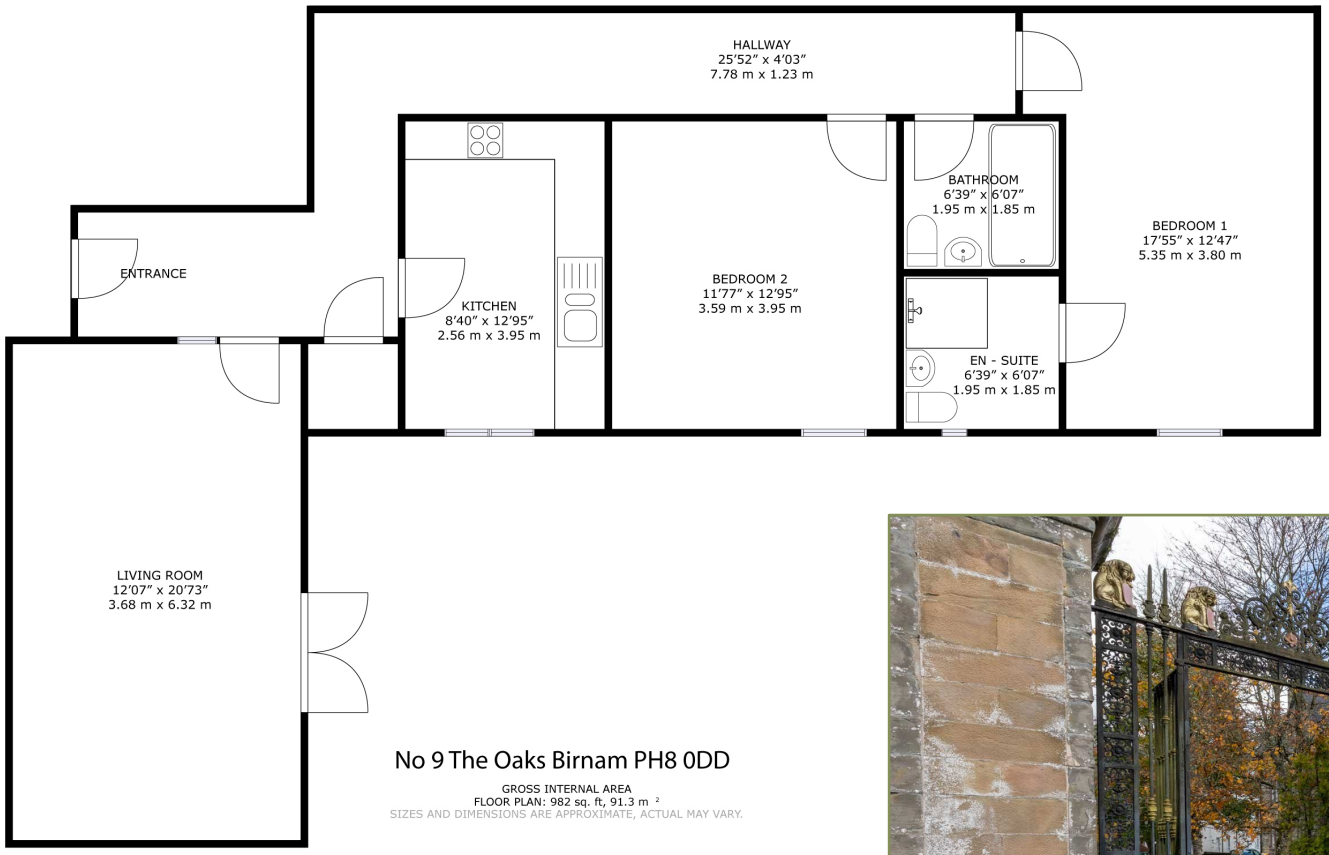
There are two generously proportioned double bedrooms with full height windows. Bedroom one also benefits from a fully tiled en-suite shower room which consists a shower cubicle, WC and WHB. The accommodation is completed by a bathroom with bath, WC and WHB.

Externally to the rear of the building there is a shared courtyard with a mixture of paved and gravelled areas, raised beds with shrubs and trees. To the front there is a car park. The flat has an allocated space and there is also a visitor space available.

The communal areas are taken care of by a factor. This covers maintenance of the car park, courtyard and internal foyer and stair.

Directions

From our office in Pitlochry, head south on the A9 and turn left at the Dunkeld junction. Take the first right turn and follow the road into the village centre. Watch out for the tall black gates on the left next to the Birnam Hotel. Go through the gates and turn into the car park on the right. No 9 is accessed from the far end of the building and is out of sight from the car park.



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GROSS INTERNAL AREA
FLOOR PLAN: 982 sq. ft, 91.3 m ²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

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