





# The Elms Crieff Road Aberfeldy PH15 2BJ

O.I.R.O £450,000

The Elms is a beautifully presented five-bedroom, semi-detached house situated in a popular area of Aberfeldy within easy reach of the local schools and local amenities.

This stunning property is spread over three floors and benefits from a large garden and outbuildings. Enter into a vestibule leading to a spacious hallway. The living room is to the left and front of the house and has a shelved recess.

To the rear, there is a dining room to the side and an attractive modern kitchen which consists of a good range of pale grey wall and floor units with marble effect worktop and splashback. There is a cooker with double electric oven and gas hob and dishwasher. To the rear of the kitchen is an informal breakfast room, ideal for informal dining. From here there is a stair to an upstairs utility/laundry/boiler room, which is independent of the rest of the first floor of the house.





Leading from the kitchen and also directly from the main dining room, there is a beautiful sunroom. This lovely space has windows right down one side with patio doors to the back so is a delightfully bright room. The downstairs accommodation is completed by a cloakroom with WC and WHB.

The first floor has three bedrooms, the two main rooms are good sized doubles and the third is a single room, currently used as an office. There is a luxurious, large bathroom which consist of a bath, separate shower cubicle, WC and WHB. The room has a tiled floor and attractive partial wood panelling, consistent with the house style. The top floor consist of two more good sized double bedrooms.

Externally, there is a long driveway leading to a carport and a substantial garage which includes a toilet and a room above. There is a separate garden shed and then a large garden to the rear with lawn, shrubs and trees. The garden to the front of the house is also mainly lawn with borders and an additional gravelled parking area.











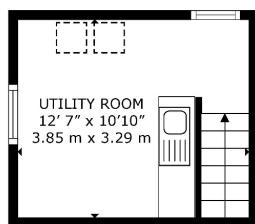
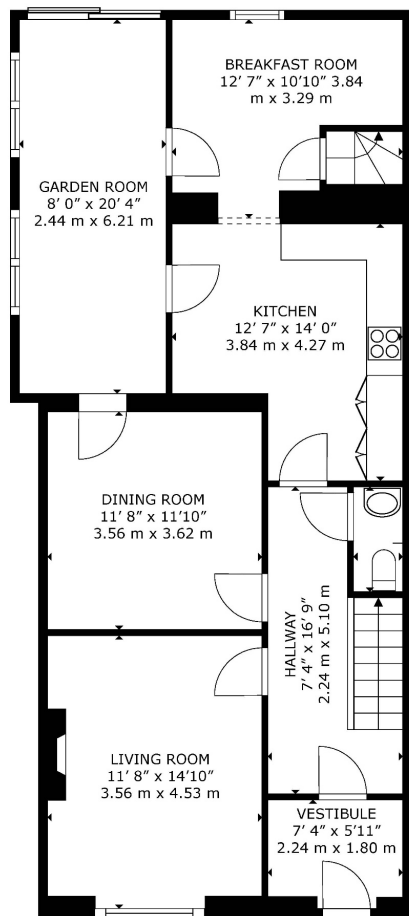


Aberfeldy is a popular town situated in the heart of Highland Perthshire. It benefits from having both primary and secondary schools which are both within a very short walk of the house, a health centre, a community cinema, distillery and various sports facilities, including a golf course and tennis 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.

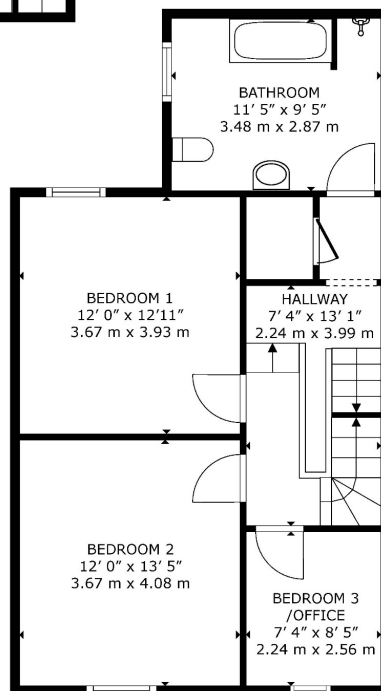
### Directions

From our office in Aberfeldy, head west along Bank Street and turn left at the crossroads onto Crieff Road. The Elms is on the right-hand side opposite the town hall.

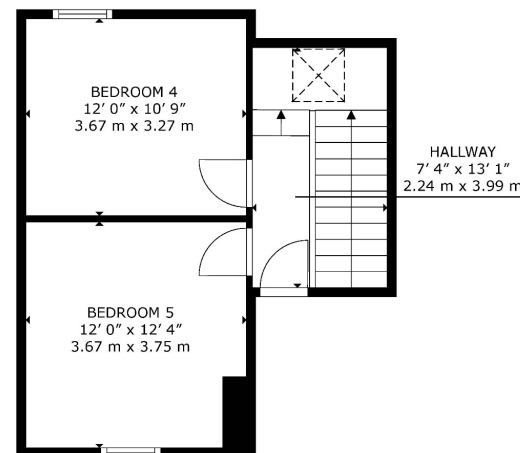




FLOOR 1B



FLOOR 1A



FLOOR 2

## The Elms Crieff Road Aberfeldy PH15 2BJ

FLOOR 1 90.1 m<sup>2</sup> (970 sq.ft.) FLOOR 2B 12.7 m<sup>2</sup> (136 sq.ft.) FLOOR 2A 59.1 m<sup>2</sup> (636 sq.ft.)

FLOOR 3 35.5 m<sup>2</sup> (382 sq.ft.)  
TOTAL : 197.3 m<sup>2</sup> (2,124 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](http://www.jandhmitchellproperty.co.uk) : [info@jandhmitchell.com](mailto: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.