



## 2 Ault Beag Road | Grandtully Aberfeldy | PH15 2QU

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 1
- FRONT AND REAR GARDENS
- QUIET RESIDENTIAL AREA
- SOLAR PANELS
- AIR SOURCE HEAT PUMP



OFFERS OVER  
£155,000

**2 AULT BEAG ROAD**

We are delighted to bring to the market this well-presented two-bedroom mid-terrace bungalow offered in good decorative order throughout.

The property benefits from front and rear gardens, with the rear garden featuring a garden shed and log store, providing excellent outdoor storage.

The accommodation is well laid out and includes a comfortable living room with a log-burning stove, creating a cosy focal point. The kitchen is well planned and functional, and there is a useful entrance porch adding practicality.

There are two comfortable double bedrooms, while the bathroom benefits from underfloor heating.

Heating throughout is provided by a modern air source heat pump, and the property further benefits from solar panels, and new loft insulation, all installed 3 years ago, helping to improve energy efficiency and reduce running costs.

On-street parking is readily available on the road outside the property.

Overall, this is an attractive, low-maintenance bungalow offering efficient heating, good outdoor space and a convenient layout, ideal for a range of buyers.

**LOCATION**

Grandtully is a small hamlet in Perthshire, northeast of Aberfeldy which sits on the River Tay where you have the opportunity to ride the white-water rapids with several local outdoor activity companies. There's also an abundance of walks in the area where you can spot some wonderful wildlife on the way. Aberfeldy is the geographical heart of Scotland situated on Scotland's longest river, the River Tay and is home to the Birks Cinema and Dewar's Distillery. You will also find a good selection of local shops, a golf course, community campus housing the library, swimming pool and sporting facilities as well as primary and secondary schools. The area is renowned for outdoor activities including white water rafting, abseiling, gorge walking, canyoning, and mountain biking.







## DIRECTIONS

From the A9 take the exit for Ballinluig and head along the A827 towards Aberfeldy. Once over the bridge at Grandtully, take the first left into Ault Beag Road where you will find the property on your right.

## FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

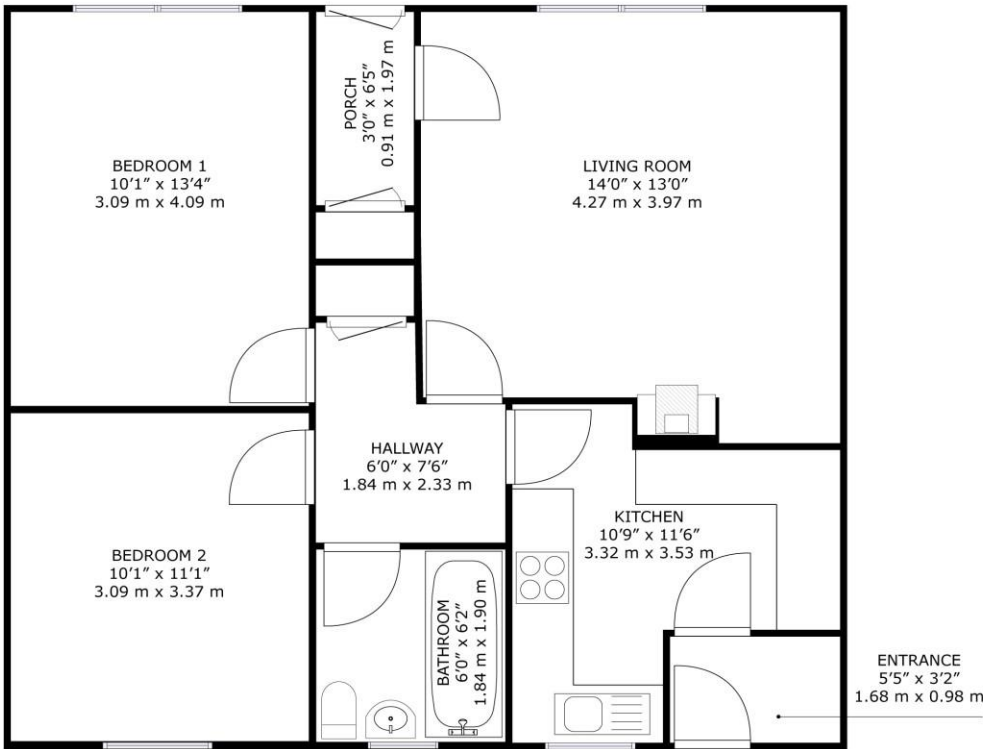
## VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

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EPC RATING B

COUNCIL TAX BAND B



2 Ault Beag Road, Grandtully, Aberfeldy PH15 2QU

GROSS INTERNAL AREA  
TOTAL: 631 sq.ft, 58.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.