



57 Moness Crescent Aberfeldy | PH15 2DN

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| • RECEPTION ROOMS | 1 | • LARGE DRIVEWAY |
| • BEDROOMS | 2 | • GARDEN |
| • BATHROOMS | 1 | • POPULAR RESIDENTIAL AREA |



OFFERS OVER
£160,000

57 MONESS CRESCENT

An attractive end-terrace property offering a, a bright and spacious living room with double-aspect windows and a feature fireplace, a modern fitted kitchen including an oven, hob and integrated washing machine, with access to the rear garden, a bright and spacious living room with double-aspect windows and a feature fireplace, two well-proportioned bedrooms, and a modern shower room.

Externally, the property benefits from a large driveway to the front and a rear garden laid mainly to lawn offering excellent potential to create a bespoke outdoor space.

A wonderful blank canvas, ready for a buyer to put their own stamp and personality on.

LOCATION

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 square in Aberfeldy, head up Old Crieff Road, turn right onto Moness Avenue and follow the road round, it will continue as Moness Crescent and after veering round to the right and going slightly downhill, you will find the property on your left.

FIXTURES & FITTINGS

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

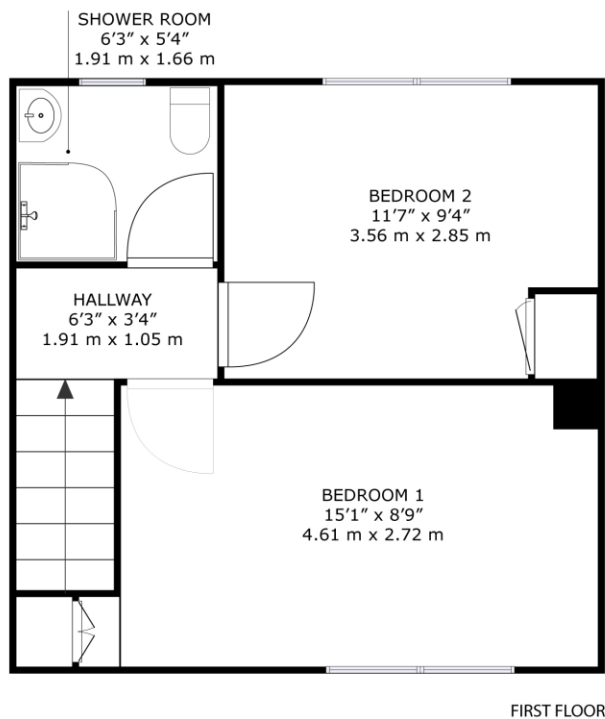
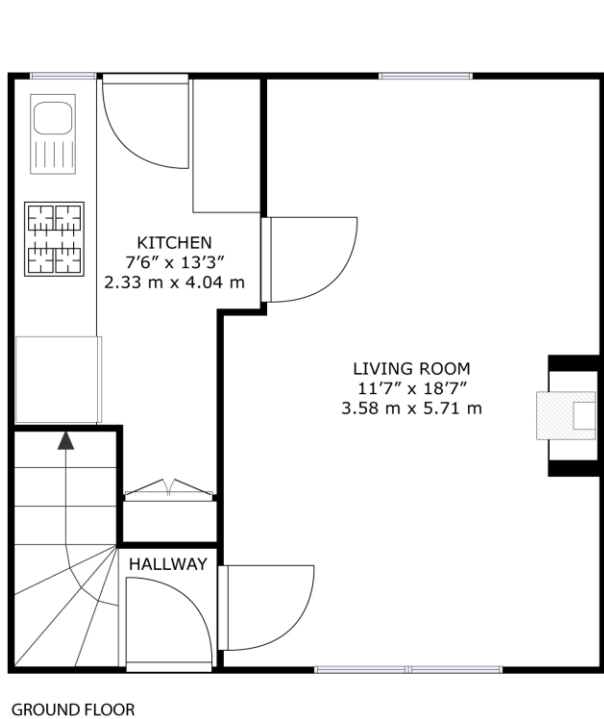
VIEWINGS

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

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EPC RATING C

COUNCIL TAX BAND B



57 Moness Crescent, Aberfeldy PH15 2DN

GROSS INTERNAL AREA
GROUND FLOOR : 321 sq. ft, 29.8 m², FIRST FLOOR : 318 sq. ft, 29.6 m²
TOTAL: 639 sq. ft, 59.4 m²

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.