



Tayberry
Cottage

J&H Mitchell ^{ws}

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Tayberry Cottage
29 Dunkeld Street
Aberfeldy
PH15 2AA

Offers Over £170,000

Tayberry Cottage is a beautifully presented two bedroom cottage located in the popular town of Aberfeldy. This delightful property is in walk-in condition.

The lovely cottage has been used as a successful holiday let for a number of years a new owner could continue to run it in this way, run as a long term let or alternatively it would make an attractive home. The house is tucked in behind the buildings on Dunkeld Street, so is very private and quiet but within an easy walk of the town and its amenities.

Enter via a vestibule into the living room which has a woodburning stove with attractive wooden mantel above. Wooden floors ensure there is a bright and modern feel to the house. There is a recess under the stair which is currently used very effectively as a dining area.



The kitchen is of a modern design, white kitchen units with marble effect worktops and tiled splashbacks with an eye-level electric oven, integrated microwave and dishwasher. The island breakfast bar incorporates a ceramic hob.

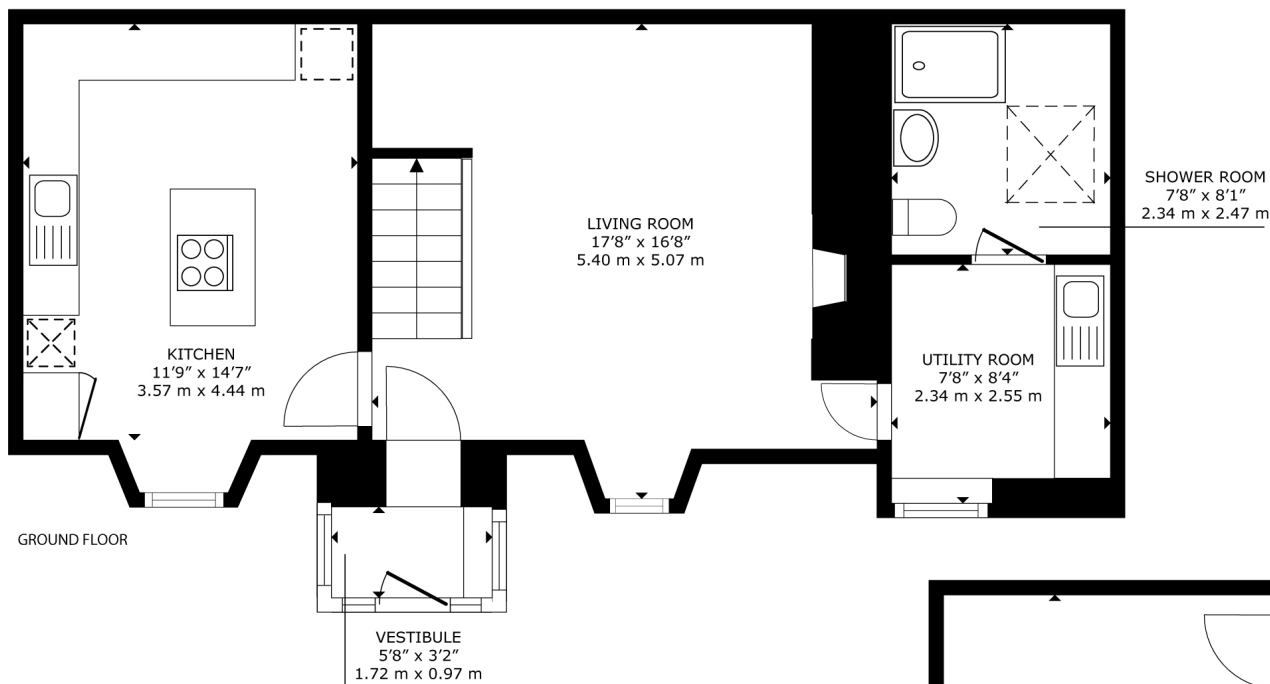
The extended part of the cottage has a spacious utility room with sink and wall and floor units, the boiler and space for a washing machine. To the rear of the extension is a spacious wet room style shower room. The room is fully wet walled, and has an electric shower, WHB and WC.

On the upper floor, there are two double bedrooms, the larger of these has a shelved cupboard.

Parking is on the main street with foot and delivery access to the cottage only.

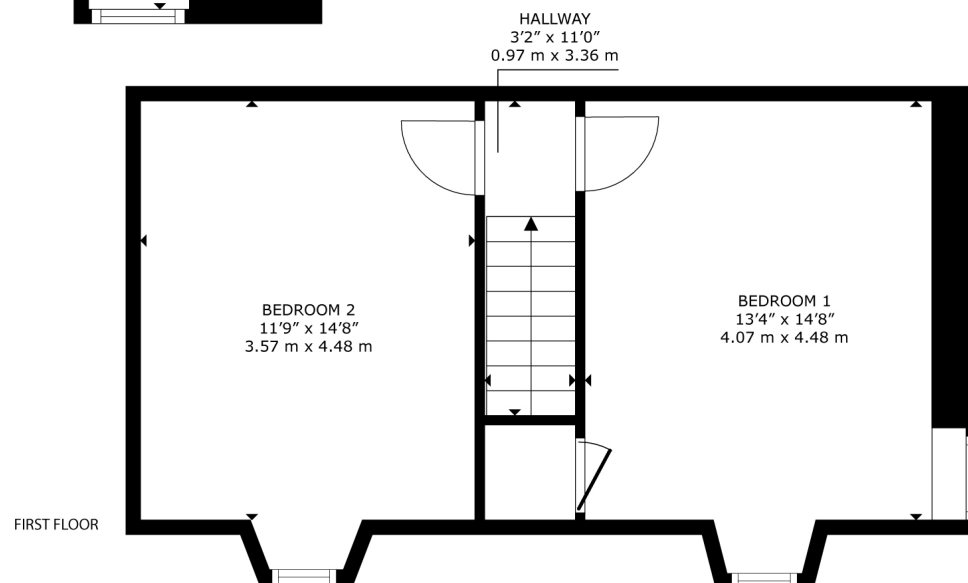
Aberfeldy is a popular town situated in the heart of Highland Perthshire. It benefits from having both primary and secondary schools, a health centre, a community cinema, distillery and various sports facilities, including a golf course and tennis courts. The Breadalbane campus offers further sporting 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 east along Dunkeld Street, Tayberry Cottage is on the left, down a lane adjacent to "Embgraphics" directly opposite Moness Terrace.



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GROSS INTERNAL AREA
FLOOR 1 57.5 sq.m. (619 sq.ft.) FLOOR 2 40.5 sq.m. (436 sq.ft.)
TOTAL : 98.1 sq.m. (1,056 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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