



Drumcharry | Old Crieff Road Aberfeldy | PH15 2DH

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| • RECEPTION ROOMS | 1 | • CORNER PLOT |
| • BEDROOMS | 3 | • DRIVEWAY PARKING |
| • BATHROOMS | 1 | • EXTENSIVE VIEWS |



OFFERS OVER
£180,000

DRUMCHARRY, OLD CRIEFF ROAD

A well-positioned detached Dorran bungalow, conveniently located within easy reach of the town centre.

The accommodation comprises an entrance porch leading into the hallway, a bright living/dining room with a picture window and fireplace with electric fire, and a well-fitted kitchen.

A useful rear utility porch provides a space for laundry appliances and access to the back garden. The property benefits from gas central heating and double glazing throughout.

There are three double bedrooms, the master benefitting from built in over bed storage and patio doors which open to the rear garden, and a wet room with accessible shower completes the accommodation.

The gardens extend to the front, side and rear, with a patio area, lawn and a selection of established planting.

A spacious driveway to the side of the property provides ample parking.

A greenhouse and pergola providing sheltered seating, add to the garden's appeal.

A conveniently located bungalow offering good accommodation and attractive garden grounds, within easy reach of the town centre.

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 our office in the Square in Aberfeldy, head straight up Old Crieff Road, pass the junction to Atholl Terrace on your left and shortly after you will find Drumcharry on the right.

FIXTURES & FITTINGS

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

All kitchen appliances included in the sale.

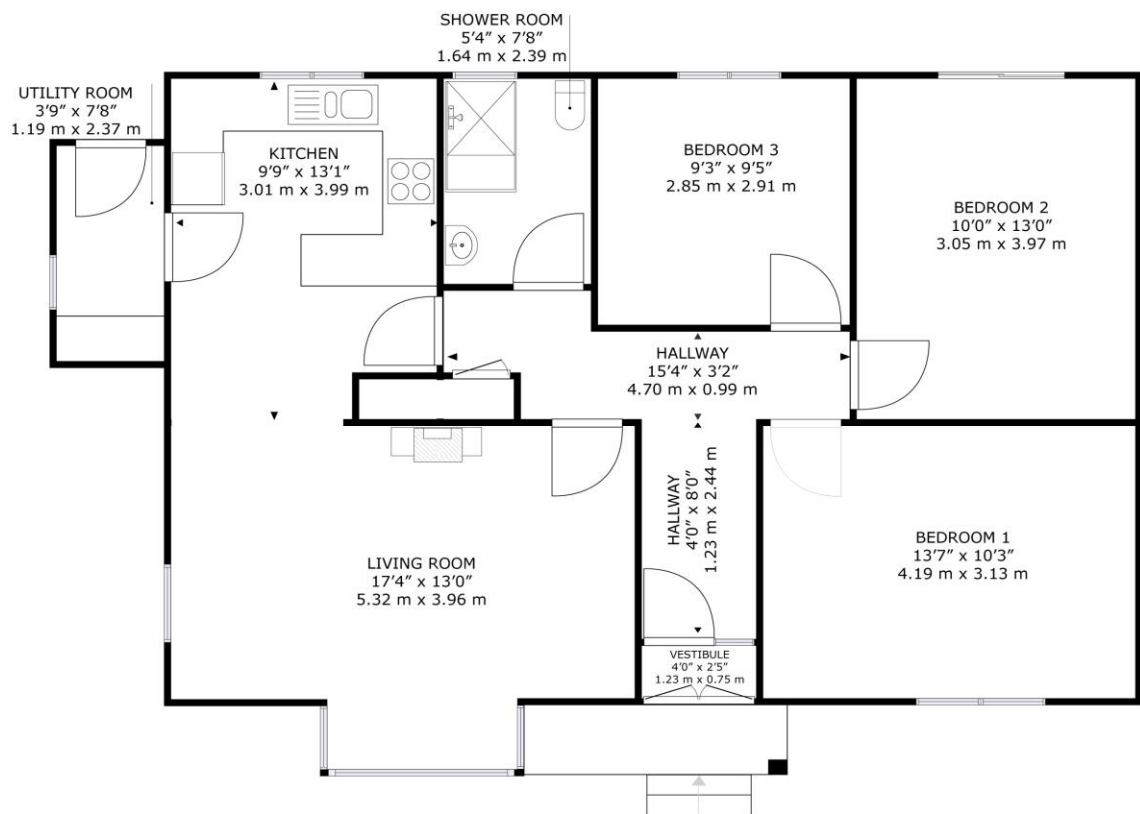
VIEWINGS

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

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EPC RATING D

COUNCIL TAX BAND C



Drumcharry, Old Crieff Road, Aberfeldy PH15 2DH

GROSS INTERNAL AREA
TOTAL: 936 sq.ft, 87.0 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.