

FLAT 2, ROSEMOUNT
CRIEFF ROAD, ABERFELDY, PH15 2BJ
OFFERS OVER £130,000



IrvingGeddes
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FLAT 2, ROSEMOUNT, CRIEFF ROAD, ABERFELDY, PH15 2BJ

A most charming, well-proportioned mid-floor flat located within an attractive traditional terrace. It is centrally located in the beautiful highland village of Aberfeldy. Flexible accommodation comprising HALL with storage cupboard, LIVING ROOM/BEDROOM 1, DINING ROOM LOUNGE with storage cupboard, 2 further BEDROOMS, KITCHEN with fully fitted units, and bathroom.

The property benefits from gas central heating (new combi boiler fitted in 2018), sash & case windows, mains interlink smoke alarm & modern meters.

The flat will undoubtedly have broad appeal, from first-timers to second home or investment buyers. The property has been fully let for the last decade, meeting the demands of a strong local rental market.

Shared area maintenance costs are apportioned between the properties in the building, through a local agent.

Ideally located within easy walking distance to all local amenities. The modern community campus offering infant and secondary schooling, library, swimming pool and sports facilities is a short walk away. The nearby High Street offers numerous independent shops, restaurants, hotels & cinema. Those interested in outdoor pursuits are well catered for with a large public park, cricket ground, tennis and bowls club, golf course & woodland walks. Loch Tay is 6miles away & there are numerous mountain walks within close proximity

Viewing appointment through Irving Geddes on 01887 822722.

Energy Performance Rated 'C' for efficiency.

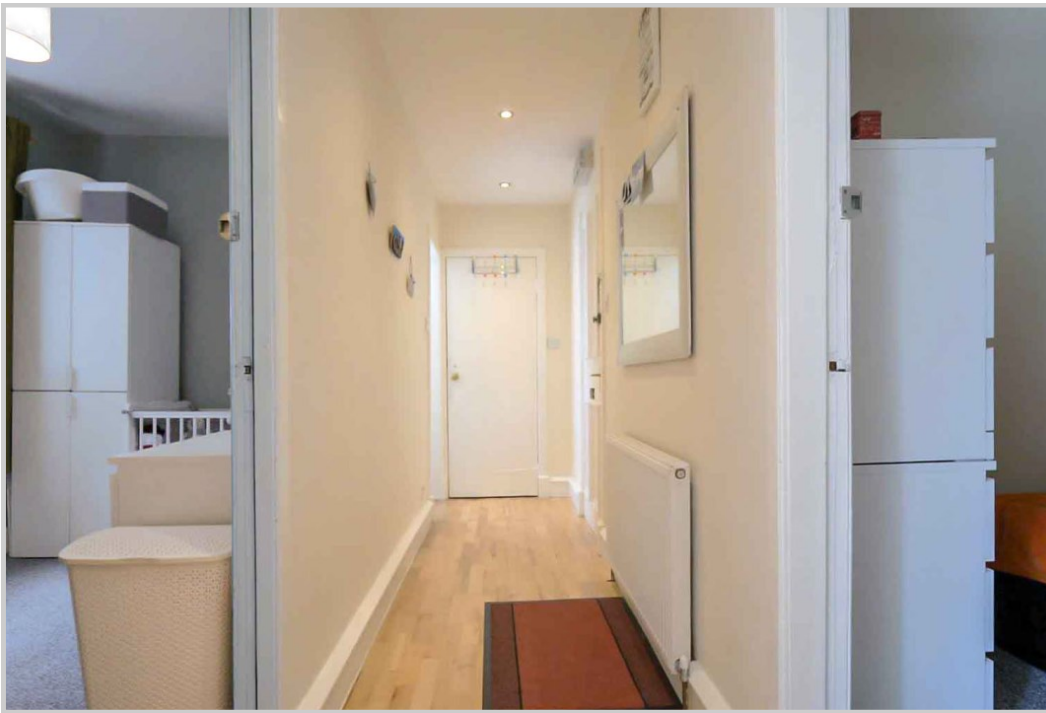
Video Walkthrough <https://youtu.be/zzx84qcwPIA>

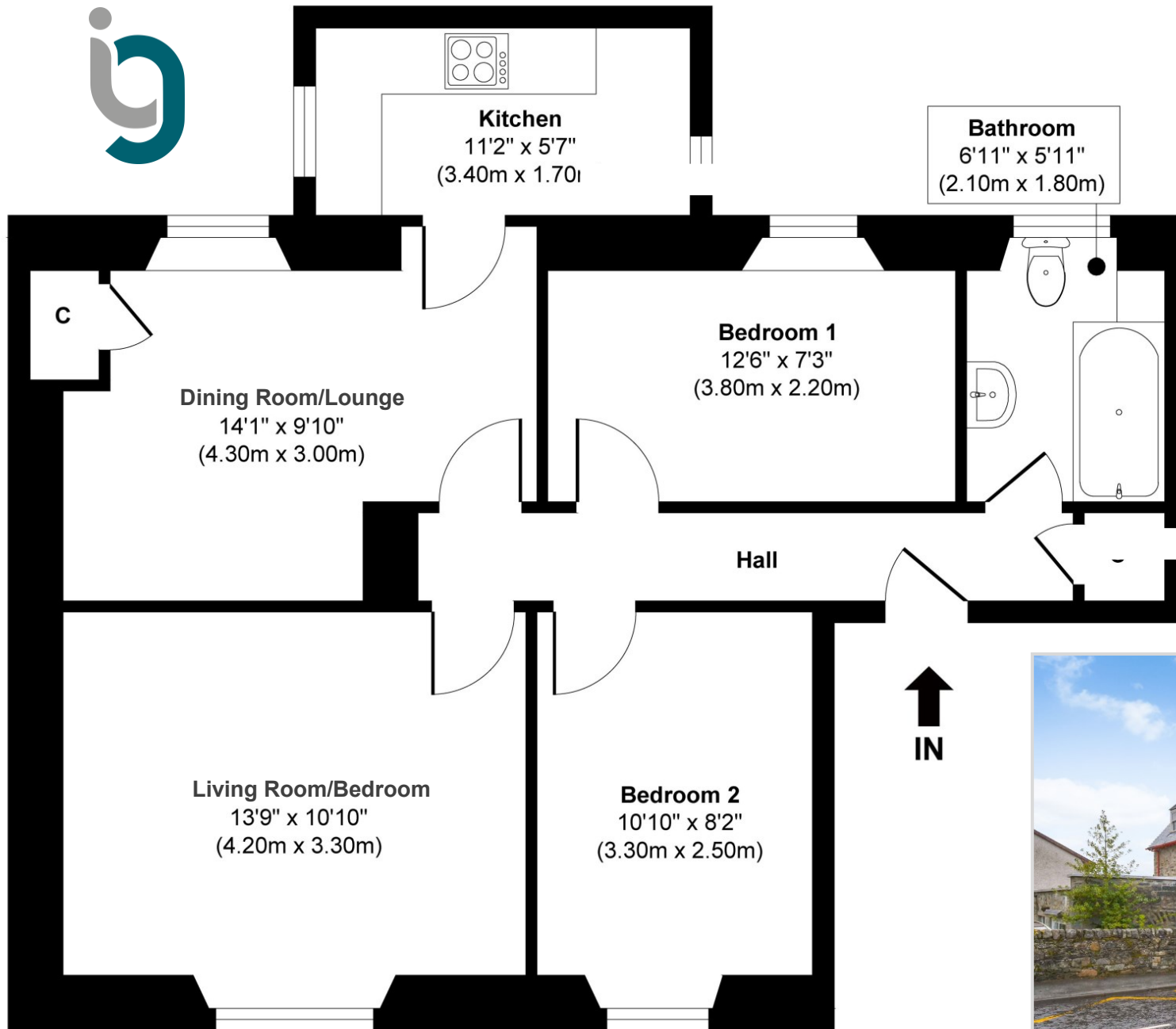




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.







Thinking of selling?
Call us now for a free valuation for your own property.

Crieff
25 West High Street, PH7 4AU
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Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
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