



IRVING
GEDDES
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5a Kenmore Street, Aberfeldy PH15 2BL
Guide Price £72,000

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Irving Geddes are delighted to offer for sale this open plan first floor flat, located centrally within the ever popular Perthshire town of Aberfeldy. The property is presented in excellent condition and has been fully modernised throughout. The property is warmed by electric panel heaters and is fully double glazed.

Accommodation comprises: LOUNGE/KITCHEN, DOUBLE BEDROOM with balcony & SHOWER ROOM. Included in the sale are integrated Fridge/freezer, Hob, Oven/grill & microwave.

A superb property with broad appeal for first time buyers, second home or buy-to-let investors. Early viewing is advised.

Lounge/Ktchen (16'11"x 12'2") **Bedroom** (9'1" x 7'7")

Shower Room (7'11" x 4'7")

External

To the rear of the building at Ground level is a small Utility Area with large storage cupboard off. These areas have been floored and lined and house a washing machine & stainless steel sink.

Directions

Entering Aberfeldy from the East (A827) follow the main street through. At the traffic lights, go straight ahead onto Kenmore Street and continue down a short distance where the property can be found on the left.

Viewing

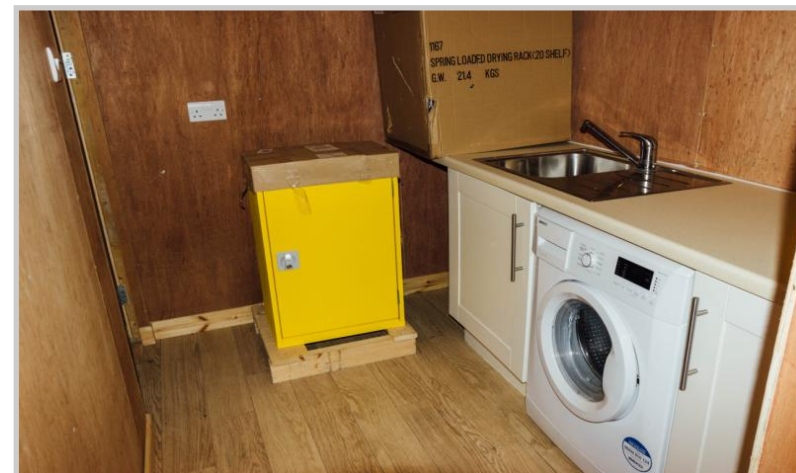
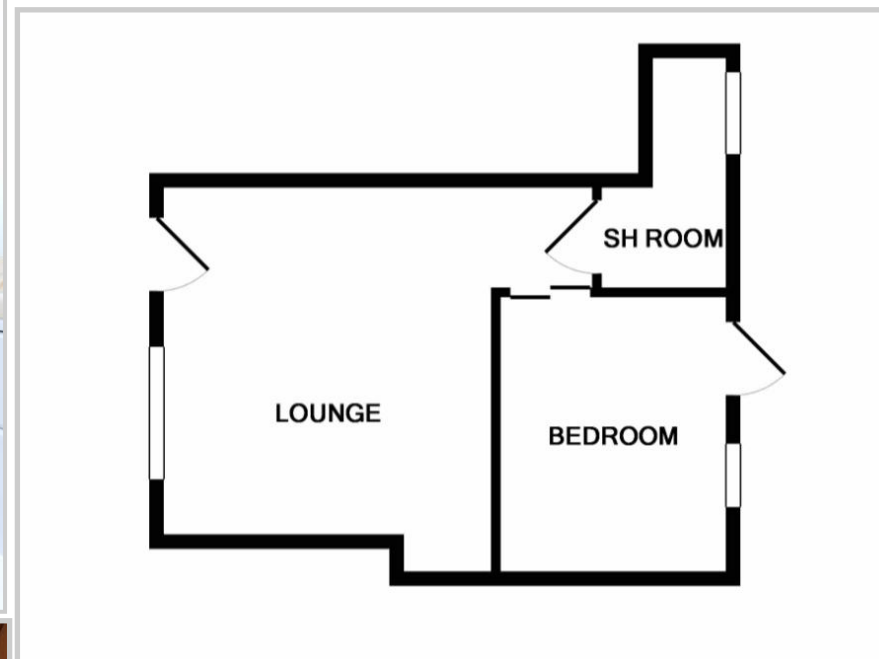
Strictly by appointment through Irving Geddes
01887 822722

Energy Performance

Rated 'E' for efficiency.

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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
Tel: 01764 653771

Comrie
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Tel: 01764 670325

Aberfeldy
25 Bank Street, PH15 2BB
Tel: 01887 822722