



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room	4.81m x 4.10m	Bedroom 2	4.07m x 3.20m
Kitchen	2.70m x 2.70m	Bathroom	1.98m x 1.68m
Bedroom 1	4.36m x 2.45m		

EPC Band D



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Broom Cottage
Atholl Crescent | Aberfeldy | PH15 2AX



Note
These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.

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Broom Cottage

Atholl Crescent | Aberfeldy | PH15 2AX

An excellent opportunity to purchase a two bedroom semi-detached bungalow in need of modernisation, with glorious views over the surrounding countryside

Description

Broom Cottage is a spacious two bedroom bungalow with a fantastic outlook. The accommodation comprises L-shaped living / dining room, kitchen, two good-sized double bedrooms with built in storage and a bathroom. Although the property could do with some updating, the potential is apparent. The property benefits from electric heating and double glazing.

There is an area of lawn to the front of the property, driveway parking leading to a car port to the side and a rear garden area housing two sheds.



Location

Aberfeldy is a delightful Highland town in the heart of Highland Perthshire which hosts a doctor's surgery, primary and secondary schooling, a cinema, tennis courts, golf course and a variety of shops. Breadalbane Campus is a modern facility where you can pursue a variety of sporting activities including swimming and squash.

Directions

Enter Aberfeldy along the A827 Dunkeld Street heading towards the square. Turn left up Moness Terrace after the Coop which continues into Atholl Crescent, where you will find the property on your right.

Fixtures and Fittings

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

Viewing

By appointment with agent on 01796 472606

