

NeilWhittet
solicitors and
estate agents



10B Bridge Street,
Dunkeld, PH8 0AH
Offers Over £225,000



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Situated in the picturesque town of Dunkeld, with a selection of local shops, restaurants, pubs, art gallery and great outdoor activities including cycling, woodland walks, fishing on the River Tay closeby. A beautifully presented Georgian attic flat with three bedrooms, bathroom, shower room and gas central heating. Viewing highly commended to appreciate this lovely property set within a popular holiday destination.

Accommodation –

Entrance –

Entered by a shared carpeted staircase with lovely full height windows.

Lounge – 4.94m x 3.77m (approx)

Naturally bright, spacious room with dormer window, marble fireplace with gas fire, carpeted.





Dining Kitchen – 3.56m x 3.50m (approx)
Fitted with a selection of wall and base units, marble effect work surfaces, free standing stainless steel Range cooker with splash back and cooker hood , space for white goods, free standing breakfast bar with bar stools. Wood effect laminate flooring.

Bathroom – 2.22m x 1.84m (approx)
Fresh white three-piece suite consisting of wc, basin with pedestal, bath with shower mixing taps, fully tiled, vinyl flooring.

Bedroom 1 - 4.95m x 3.00m (approx)
Beautifully presented, spacious double to front of property with plenty storage including built in wardrobe and storage cupboards within the eaves. Space for free standing furniture. Carpeted.



Bedroom 2 – 4.05m x 3.52m (approx)
Another good sized lovely double with built in wardrobes, storage cupboards within the eaves. Carpeted.

Bedroom 3 – 3.30m x 2.47m (approx)
Bright bedroom to front of property with great storage, built in wardrobes and storage cupboards in eaves. Carpeted.

Shower Room – 2.30m x 1.48m (approx)

Modern white three piece suite consisting of wc, basin with vanity unit, shower cubicle with mains shower, vinyl flooring.

Burdens –

EPC – C

Council Tax Band – B

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



Abernethy

Almondbank

Bankfoot

Coupar Angus

Luncarty

Murthly

Newburgh

Perth

Ruthvenfield

Scone

Stanley

St Madoes

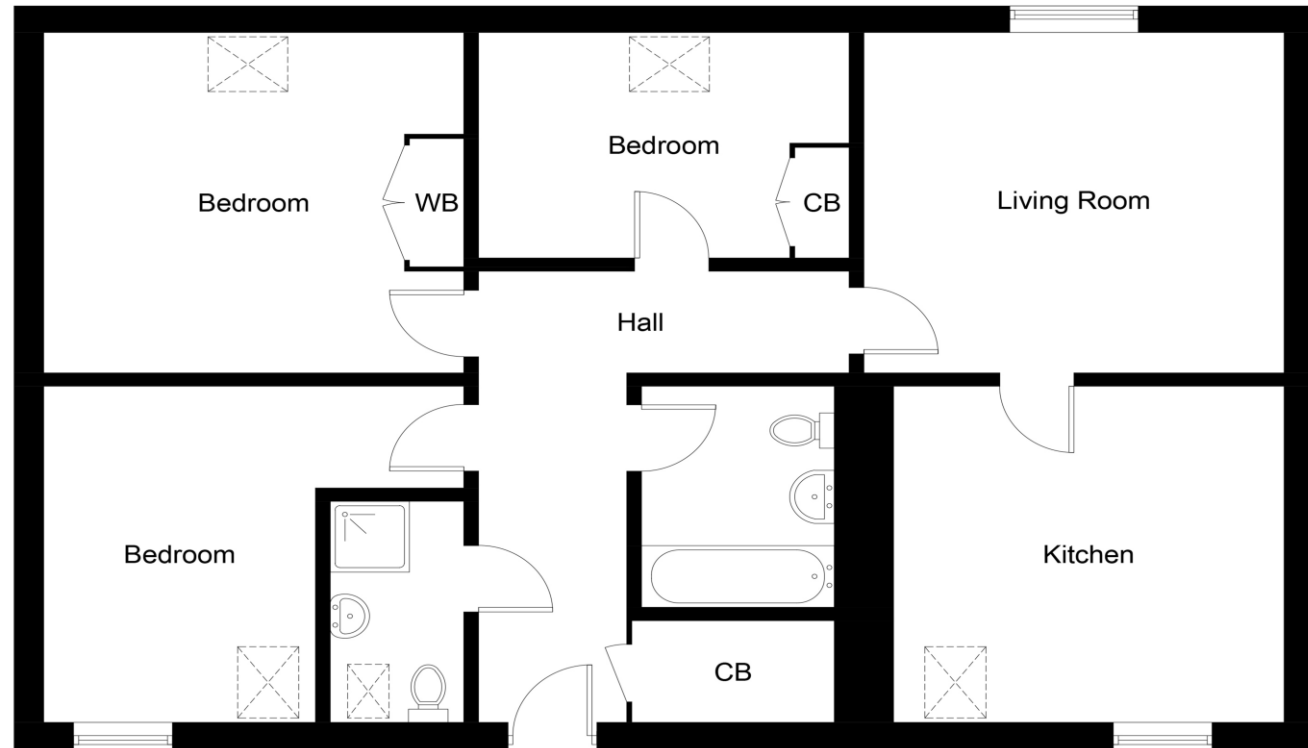


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