

Simple Approach



Estate Agents



**6 Tower Buildings Station Road, Dunkeld
Perthshire PH8 0DS**

Offers over £195,000

Simple Approach are proud to welcome this outstanding 3 Bedroom Maisonette Apartment on Station Road in Birnam to the Perthshire market. This stunning family home comes to the market in excellent condition throughout, boasting substantial living space across two floors. This fabulous property is a rare addition to the market and is the perfect purchase for those looking for a very grand and generously proportioned property, in tasteful decoration throughout. The potential in this unique property is endless. The first floor comprises of three double bedrooms with lots of storage built in, on the ground floor there is an open plan lounge/kitchen area with a large log burning stove, a very spacious family bathroom and a separate utility room with direct access out into the communal back garden. This property comes with sought-after features such as gas central heating and traditional features throughout. You truly have to view this property to appreciate all that is on offer, with particular note to the stunning Perthshire Village that Birnam is, as well as the beautiful family home that 6 Tower Buildings provides.

Bedroom 1

6'6" x 14'9" (1.99 x 4.52)

Bedroom 2

7'1" x 15'2" (2.17 x 4.63)

Bedroom 3

8'11" x 10'4" (2.72 x 3.17)

Utility

6'5" x 9'8" (1.98 x 2.96)

Bathroom

13'7" x 9'8" (4.15 x 2.97)

Livingroom

13'9" x 12'10" (4.20 x 3.92)

Kitchen

14'4" x 6'5" (4.39 x 1.96)

External

Externally this property benefits from two private parking spaces

with bollards showing exclusivity. There is access also to an enclosed communal garden laid to lawn with perimeter hedging and also to a separate fully enclosed secluded terrace with rotary dryer, for communal use.

Location

Local amenities include shops and post office, the vibrant Arts Centre opposite, and famous 'Beatrix Potter' garden. The close by cathedral town of Dunkeld is pleasant walking distance and has a variety of specialist shops, hotels, restaurants and bars, a health centre, nursery and primary schools. Surrounded by some of Scotland's finest scenery there are ample woodland walks which includes the Hermitage locally, salmon fishing and numerous leisure amenities which include the golf course and bowling green, tennis courts and play park and the ski slopes of Glenshee, which are within pleasant driving distance. There is a regular bus service to Perth and the surrounding villages and also a train service from Birnam; to Inverness, Perth, Glasgow and Edinburgh. The A9 close by provides easy commuting to Perth and Pitlochry, and all major Cities and airports in the Central Belt, and North.






- Highly Desirable Area
- Gas Central Heating
- Exceptional Property in Heart of Birnam
- Large Log Burning Fire For Those Cosy Winter Nights
- Only A Two Minute Walk To Dunkeld
- Private Access To 2 Large Communal Gardens Including A Private Shed Which Comes With The Property
- One Private Parking Space At The Front Of The Property
- Exceptional Modern Family Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		80
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC 