



**Premier
Properties**
Perth



Flat 1 The Old Bakery Mill Street, Aberfeldy, PH15 2BT

Offers Over £92,500



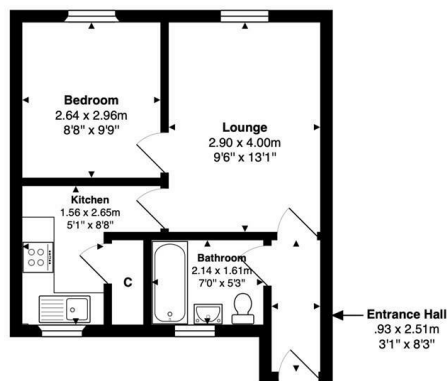
Internally- The property is presented across one level, including spacious entrance hall following through into a bright lounge, fully modernised kitchen, charming double bedroom and a stylish bathroom.

Location: The property enjoys a central position within the town of Aberfeldy, benefitting from being close to all local amenities and services. The historic town of Aberfeldy provides a selection of restaurants, coffee shops, retailers, banks, supermarket, nursery, junior and secondary schooling. The Falls of Moness offer woodland walks, Many fishing opportunities can be enjoyed on the nearby River Tay and Loch Tay and the Lawers range boasts some of the finest "Munro bagging" in the country.

- 1 Bedroom
- 1 Bathroom
- Electric Heating
- Newly Renovated
- Great First Time Buy
- Buy To Let Opportunity



All measurements are approximate and for display purposes only



Ground Floor

Total Area: 33.7 m² ... 363 ft²



Energy Efficiency Rating

Very energy efficient - lower running costs

12 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Current: 57 Target: 75

Not energy efficient - higher running costs

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

12 plus) A
(81-91) B
(69-80) C
(55-68) D
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(1-20) G

Current: 53 Target: 58

Not environmentally friendly - higher CO₂ emissions

Scotland EU Directive 2002/91/EC



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