



**Premier
Properties**
Perth



7 Alma Avenue, Aberfeldy, PH15 2BW Offers Over £295,000

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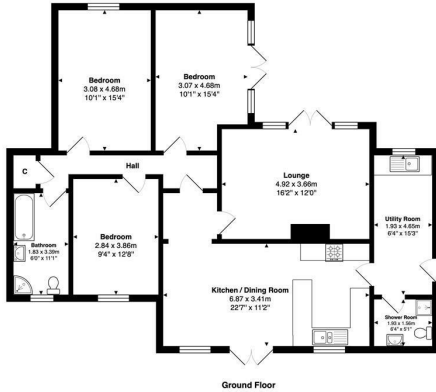
Upon entering the property, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. The spacious lounge provides an inviting space for relaxation and social gatherings, while the open plan kitchen and dining area create a perfect environment for family meals and entertaining guests. The utility room adds practicality to daily living.

This bungalow features three well-proportioned bedrooms, providing ample space for family or guests. The two bathrooms, including a modern shower room, enhance the functionality of the home, catering to the needs of a busy household.

Externally there is garden grounds to the front, side and rear. There is off street parking available via the driveway that leads to the detached single garage that has a office above.

With its thoughtful layout and desirable location, this property is an excellent opportunity for those seeking a comfortable and accessible home in Aberfeldy. Whether you are a family, or looking to downsize, this bungalow offers a wonderful living experience in a picturesque setting.

- 3 spacious bedrooms
- 2 modern bathrooms
- Open-plan kitchen/dining
- Private rear garden
- Detached garage with office
- Large driveway
- Central Aberfeldy location
- Double glazing throughout
- Viewing highly recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(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			
(69-80) C		72	76
(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	



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