



1 Stell Park Road, Dunkeld  
PH8 0QA  
Offers over £122,950

Simple Approach are delighted to welcome this very well presented, ground floor flat to the residential sales market. Situated within a highly sought after village location, this lovely property comes to the market in excellent move in condition throughout. Set within easy reach of Perth and Pitlochry this property is ideally placed for those seeking the benefits of peaceful living without compromising locality to amenities found just a short distance away. Comprising; a bright and spacious, open plan lounge / kitchen, one generous bedrooms and a stylish shower room. Boasting sought-after features such as double glazing, electric heating, a private rear garden and private parking. A viewing appointment is essential to appreciate the stunning location on offer, as well as the outstanding open views and overall living space.

**Lounge + Kitchen + Dinning Room**

21'1" x 13'2" (6.43 x 4.02)

**Bedroom**

11'5" x 14'2" (3.48 x 4.32)

**Shower Room**

6'8" x 6'7" (2.05 x 2.01)

**Entrance Hallway**

10'7" x 3'8" (3.23 x 1.14)





- Ground Floor Flat
- Stylish Shower Room
- Sought After Village Location
- One Generous Bedroom
- Electric Heating & Double Glazing
- Open Plan Kitchen / Lounge
- Private Rear Garden





Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1110194)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		72
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		

  

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