



**Premier  
Properties**  
Perth



## 1 Tayside Place, Aberfeldy, PH15 2AW Offers Over £135,000

 2  1  1  D

The property is set over one level and comprises a welcoming entrance hall, a generous living room, a well-appointed kitchen, two large double bedrooms, and a bathroom.

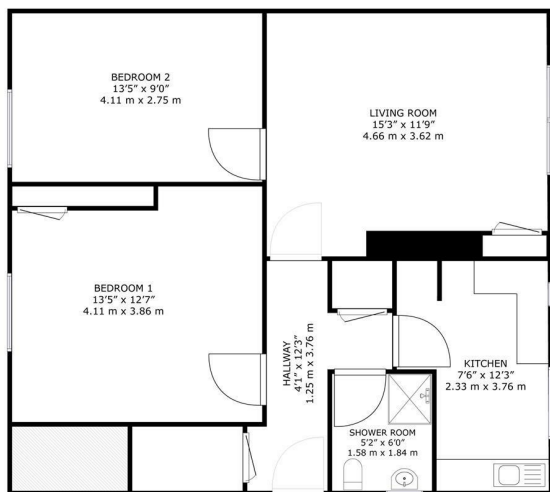
Externally, on-street parking is available to the front of the property. The apartment further benefits from its own private, sizeable garden — perfect for relaxing or entertaining during the summer months.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

- Ground floor apartment
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Perfect for first-time buyers
- Private garden grounds







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



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