



## 1 Tayside Place, Aberfeldy, PH15 2AW

Offers Over £135,000



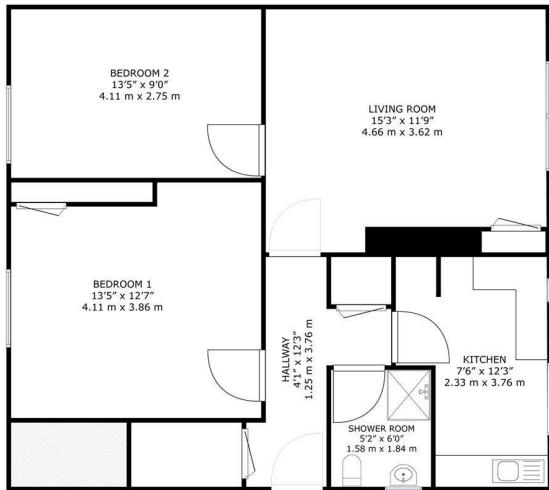
The property is set over one level and comprises a welcoming entrance hall, a generous living room, a well-appointed kitchen, two large double bedrooms, and a bathroom.

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.

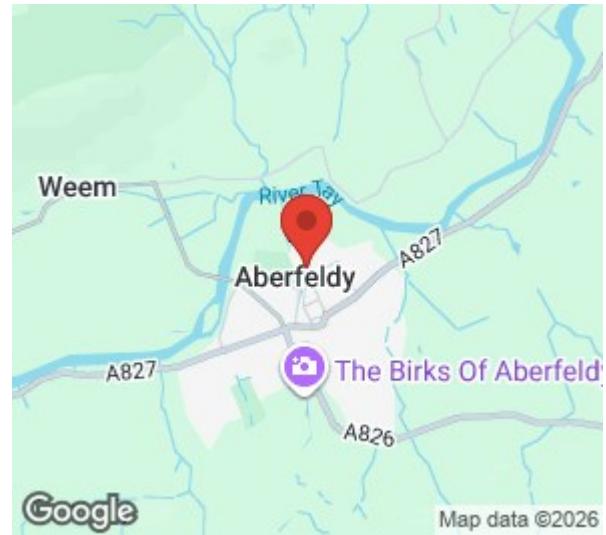
- Ground floor apartment
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Perfect for first-time buyers
- Private garden grounds





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GROSS INTERNAL AREA  
TOTAL: 632 sq.ft, 58.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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