



## 11 Rannoch Road, Aberfeldy, PH15 2BU Offers Over £235,000



Accommodation is set across one level comprising; Welcoming entrance hall, bright & spacious lounge, modern kitchen/dining room, two generously sized bedrooms – one offering built-in storage. The shower room with WC completes the home.

Comfort and warmth are assured via gas central heating and double glazing throughout.

Externally, the property benefits from a mono block driveway, leading to the single garage for additional storage or parking. The rear garden is a particular highlight, offering a tranquil space to unwind with views towards the hills. The patio area offers an ideal spot for alfresco dining, summer barbecues, or simply enjoying the fresh air in privacy. There is also a timber garden shed included in the sale.

Rannoch Road is located within easy reach of Aberfeldy's town centre, with a range of local shops, cafes, and amenities. The surrounding area offers stunning natural beauty, with nearby parks, walking trails, and outdoor pursuits, making this an ideal location for those who enjoy an active and scenic lifestyle.

This is a rare opportunity to acquire a well-maintained home in a fantastic location. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

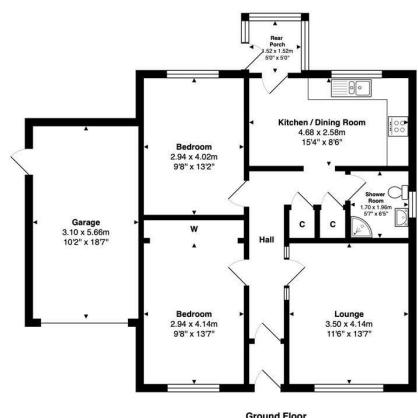
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Popular Area
- Attractive Views
- Off Street Parking
- Garage
- Close to Local Amenities

Village Location

11 Rannoch Road, Aberfeldy, PH15 2BU

Total Area: 91.0 m<sup>2</sup> ... 980 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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	



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