



**Premier
Properties**
Perth



Rowan Cottage Atholl Crescent, Aberfeldy, PH15 2AX Offers Over £198,000



Accommodation is set over one level and comprises, welcoming entrance hall, spacious lounge/dining area with a stunning view, kitchen with fitted units and washing machine, 2 fantastic sized bedroom with fitted wardrobes and fully tiled bathroom with fitted suite.

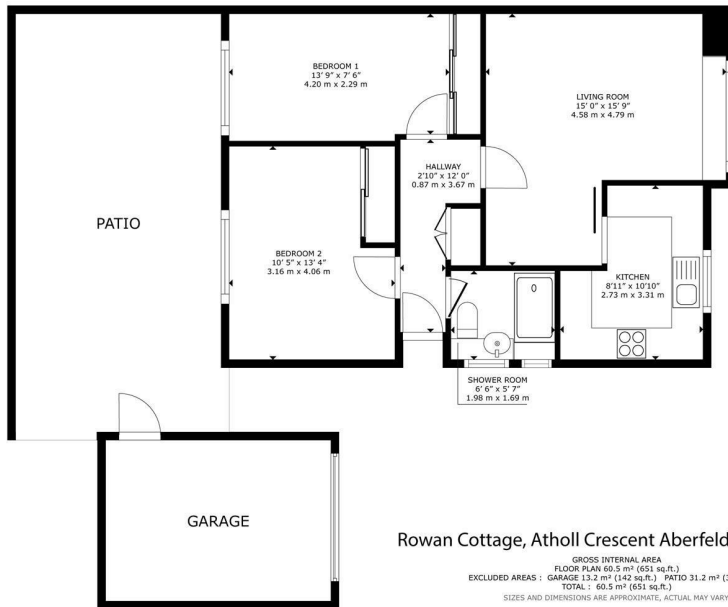
Externally, the property benefits from a private driveway with space for multiple vehicles, leading to a garage for additional storage or parking. The rear garden is a particular highlight, offering a tranquil space to unwind. The patio section offers an ideal spot for alfresco dining, summer barbecues, or simply enjoying the fresh air in privacy.

** There is new double glazing with a composite door (installed September 2023 with a 10 year guarantee) **

Rowan Cottage 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.

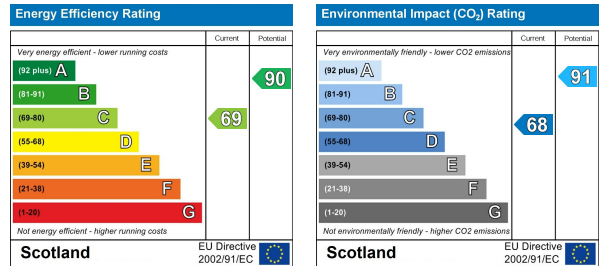
This is a rare opportunity to acquire a well-maintained home in a fantastic location. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

- 2 Bedrooms
- Attractive Views
- Double Glazing
- Driveway
- Garage
- Gas Central Heating
- Move In Condition



Rowan Cottage, Atholl Crescent Aberfeldy, PH15 2AX

GROSS INTERNAL AREA
FLOOR PLAN 60.5 m² (651 sq.ft.)
EXCLUDED AREAS : GARAGE 13.2 m² (142 sq.ft.) PATIO 31.2 m² (336 sq.ft.)
TOTAL : 60.5 m² (651 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.