





## 8 Atholl Street, Dunkeld

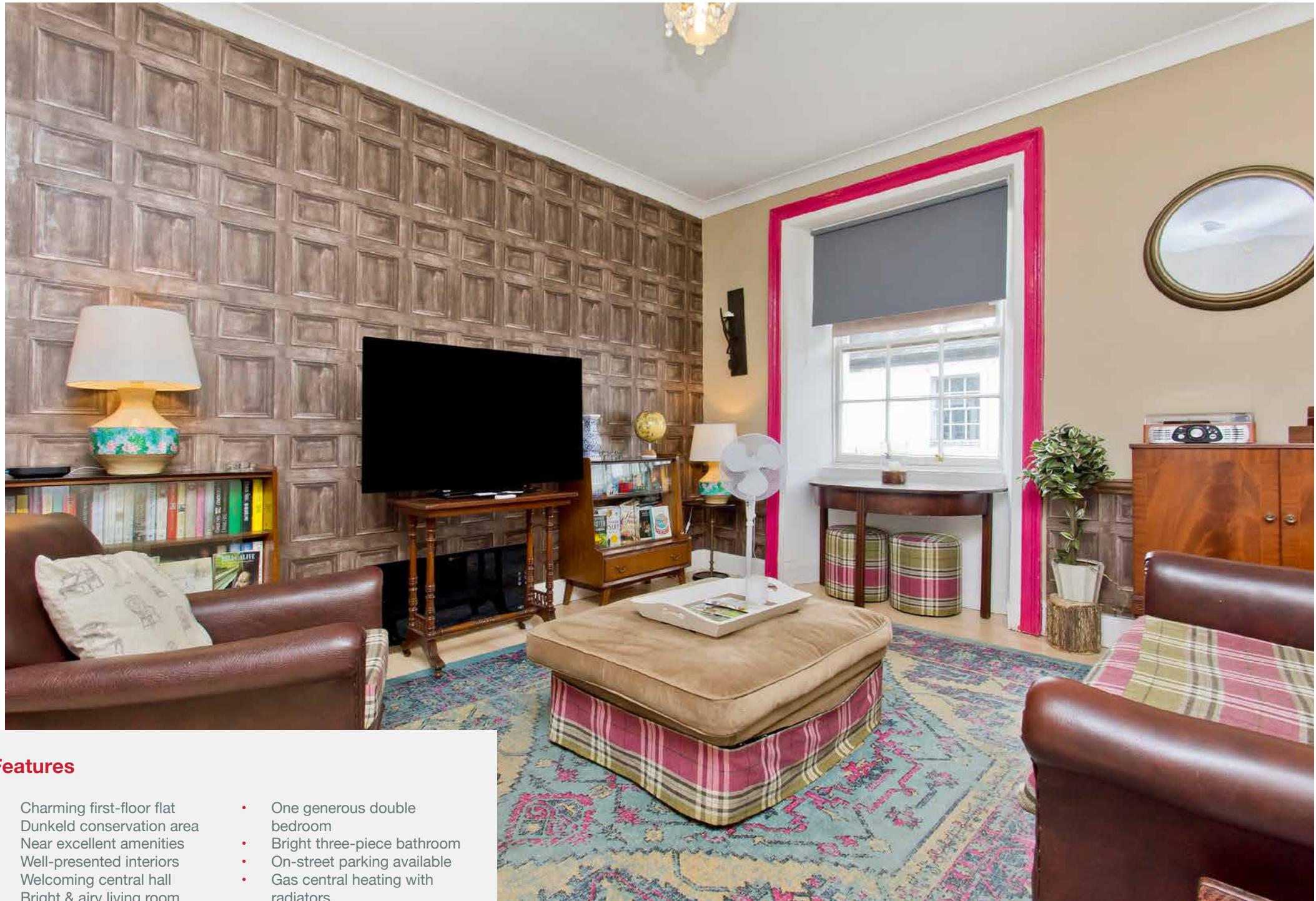
*This charming, one-bedroom, first-floor flat enjoys a desirable setting in Dunkeld's picturesque conservation area, a stone's throw from the High Street and excellent local amenities. The property enjoys well-presented interiors and light-filled accommodation. It represents an ideal home for anyone seeking an idyllic lifestyle in a scenic and historic setting. As a base for exploring the picturesque countryside and rich history of Perth and Kinross, the property is also perfect as a holiday home or as a rental opportunity for the holiday market.*

Reached via a secure shared entrance and stairwell, the flat's front door opens into a central hall leading to all accommodation. It offers a warm welcome and flows directly into the living room and breakfasting kitchen, which share a semi-open plan layout and dual-aspect windows for an abundance of daily sun. The living area is well-proportioned for a good selection of comfy lounge furnishings, and is finished in light beige hues and a traditional-inspired feature wall. Plus, it is laid with a wood-textured floor for easy maintenance. An open archway leads through to the kitchen, where there is a fitted breakfast bar for casual meals. It is equipped with good cabinet storage in wooden tones and has plenty of workspace. In addition, it features an integrated oven, gas hob, and fridge/freezer. The generous double bedroom is next door, enjoying a light and airy ambience and enough space for a king-sized bed. It continues the living area's wood-style floor, and is further enhanced by soothing neutral décor which aids a peaceful night's sleep. A bright three-piece bathroom, presented in an attractive style, completes the accommodation. Gas central heating ensures year-round comfort.

On-street parking is available in the vicinity.

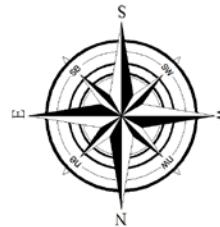
Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

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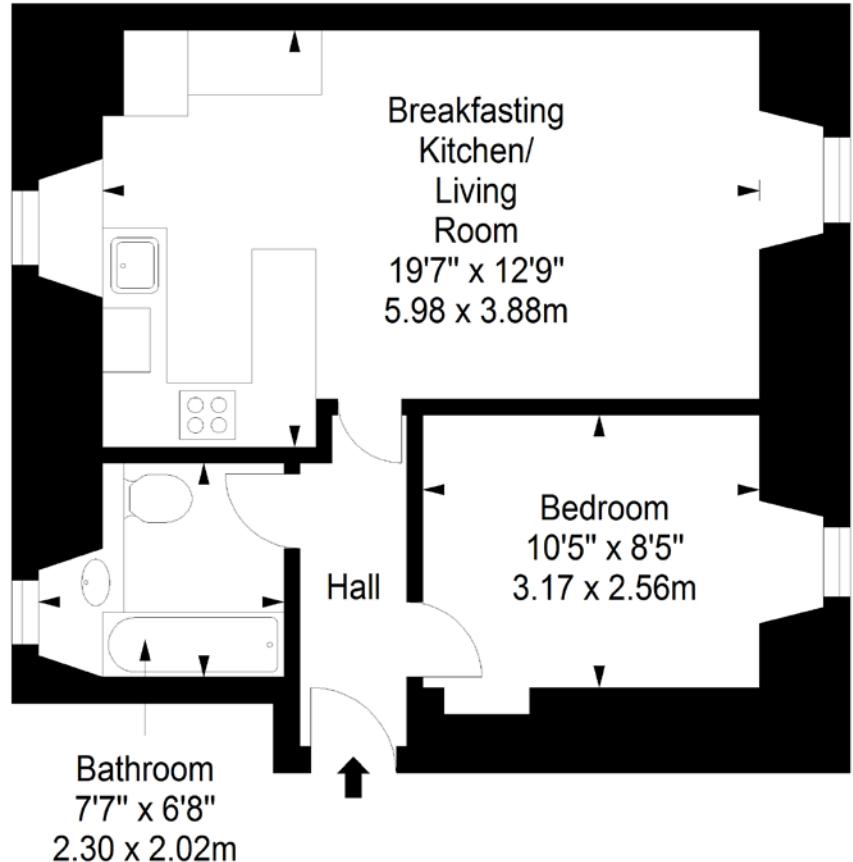
## Features

- Charming first-floor flat
- Dunkeld conservation area
- Near excellent amenities
- Well-presented interiors
- Welcoming central hall
- Bright & airy living room
- Fitted breakfasting kitchen
- One generous double bedroom
- Bright three-piece bathroom
- On-street parking available
- Gas central heating with radiators



## First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 40.7 sq. metres (438.1 sq. feet)