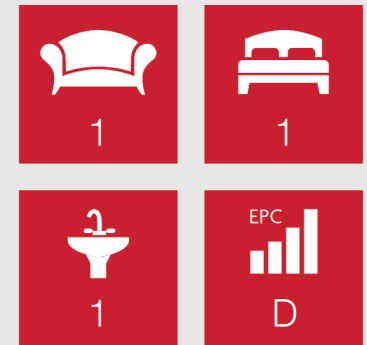




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2/R, 1 Brae Street

Dunkeld, Perth And Kinross,
PH8 0BA





Summary

Forming part of a traditional building in Dunkeld, this second-floor flat is well-presented with attractive interiors, encompassing modern fixtures and fittings and characterful period features. The one-bedroom home is sure to appeal to first-time buyers, professionals, couples, and rental investors alike, and it lies close to Dunkeld's amenities, including shops, cafés, pubs, restaurants, transport links (Dunkeld and Birnam train station is less than a mile away), and scenic open spaces.

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

Features

- Traditional second-floor flat in Dunkeld
- Well-presented, attractive interiors
- Shared entrance and stairwell
- Hallway with built-in storage
- Dual-aspect living room with fireplace
- Attractive kitchen
- Double bedroom with large built-in wardrobe
- Modern shower room
- Excellent location just off the main street
- Unrestricted on-street parking nearby

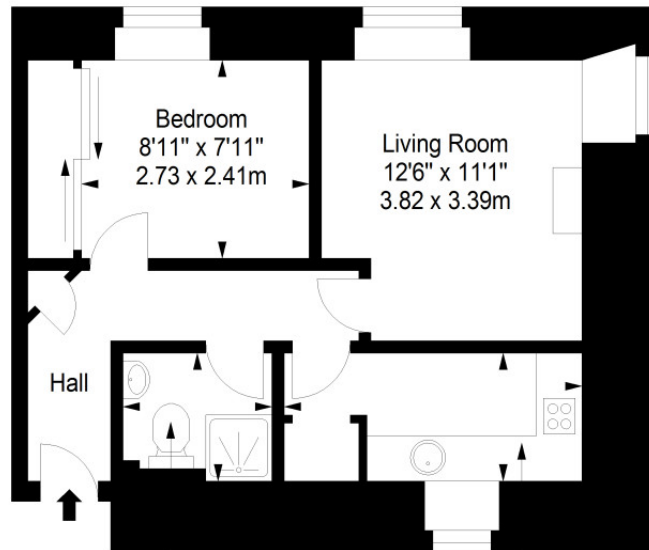


Floorplan



Second Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



Bedroom
8'11" x 7'11"
2.73 x 2.41m

Living Room
12'6" x 11'1"
3.82 x 3.39m

Hall

Shower Room
5'11" x 4'10"
1.80 x 1.47m

Kitchen
11'10" x 5'1"
3.60 x 1.54m

Total area: approx. 34.9 sq. metres (375.7 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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