

12 Dunkeld Street

ABERFELDY, PERTSHIRE, PH15 2DA



An attractive and versatile commercial premises occupying a prominent position within the heart of the town centre



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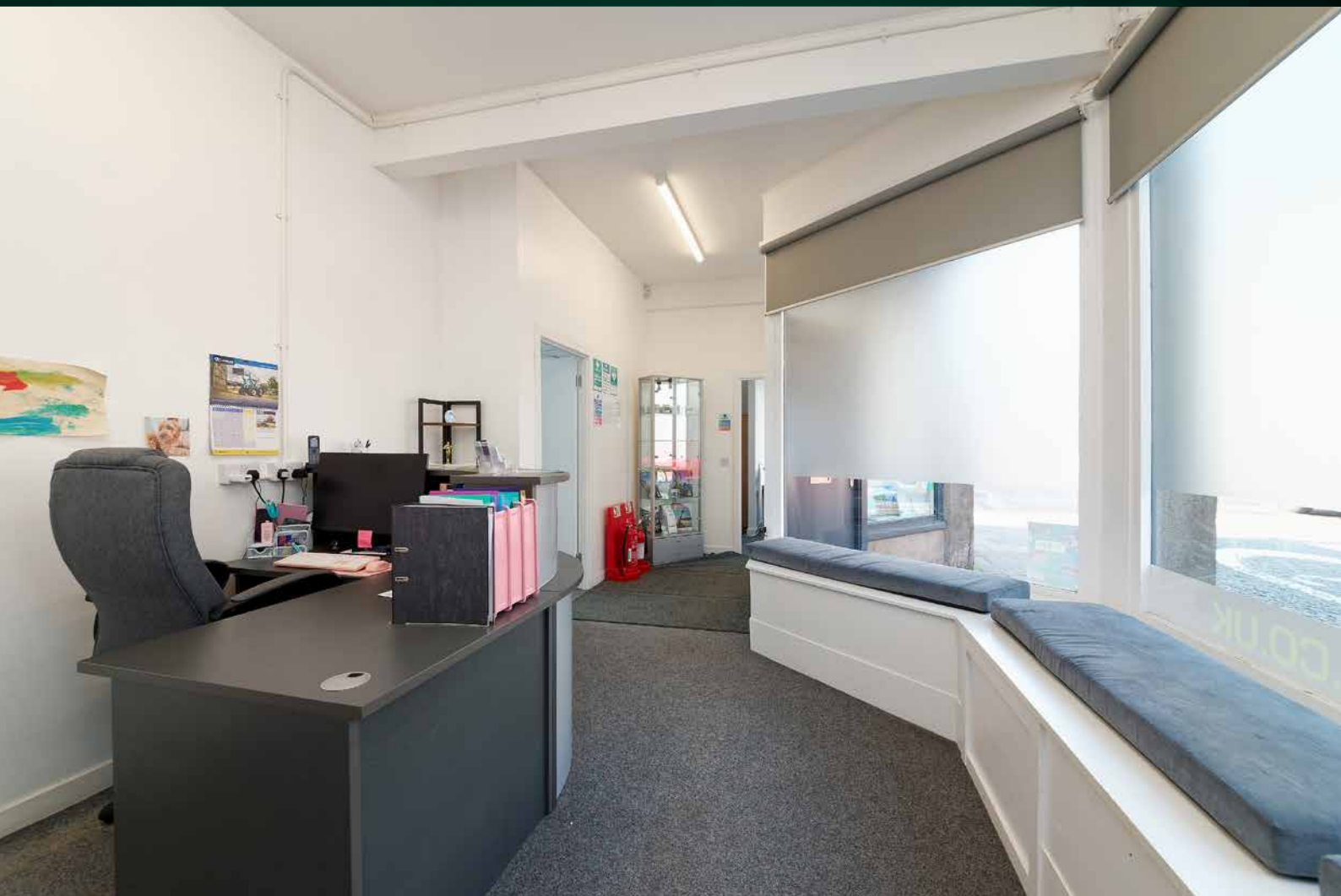
info@mcewanfraserlegal.co.uk



We are delighted to bring to the market 12 Dunkeld Street, Aberfeldy, an attractive and versatile commercial premises occupying a prominent position within the heart of the town centre. The property benefits from a frontage onto Dunkeld Street and is located just a short distance from The Square, Aberfeldy's principal shopping area. Dunkeld Street is a vibrant mix of commercial and residential properties, with nearby occupiers including Co-op, The Birks Cinema, together with a wide variety of independent local and regional retailers, professional services, and amenities.

Aberfeldy, with a population of approximately 2,000, serves as an important commercial hub for the surrounding rural hinterland of Highland Perthshire, providing a wide range of services to both residents and visitors.

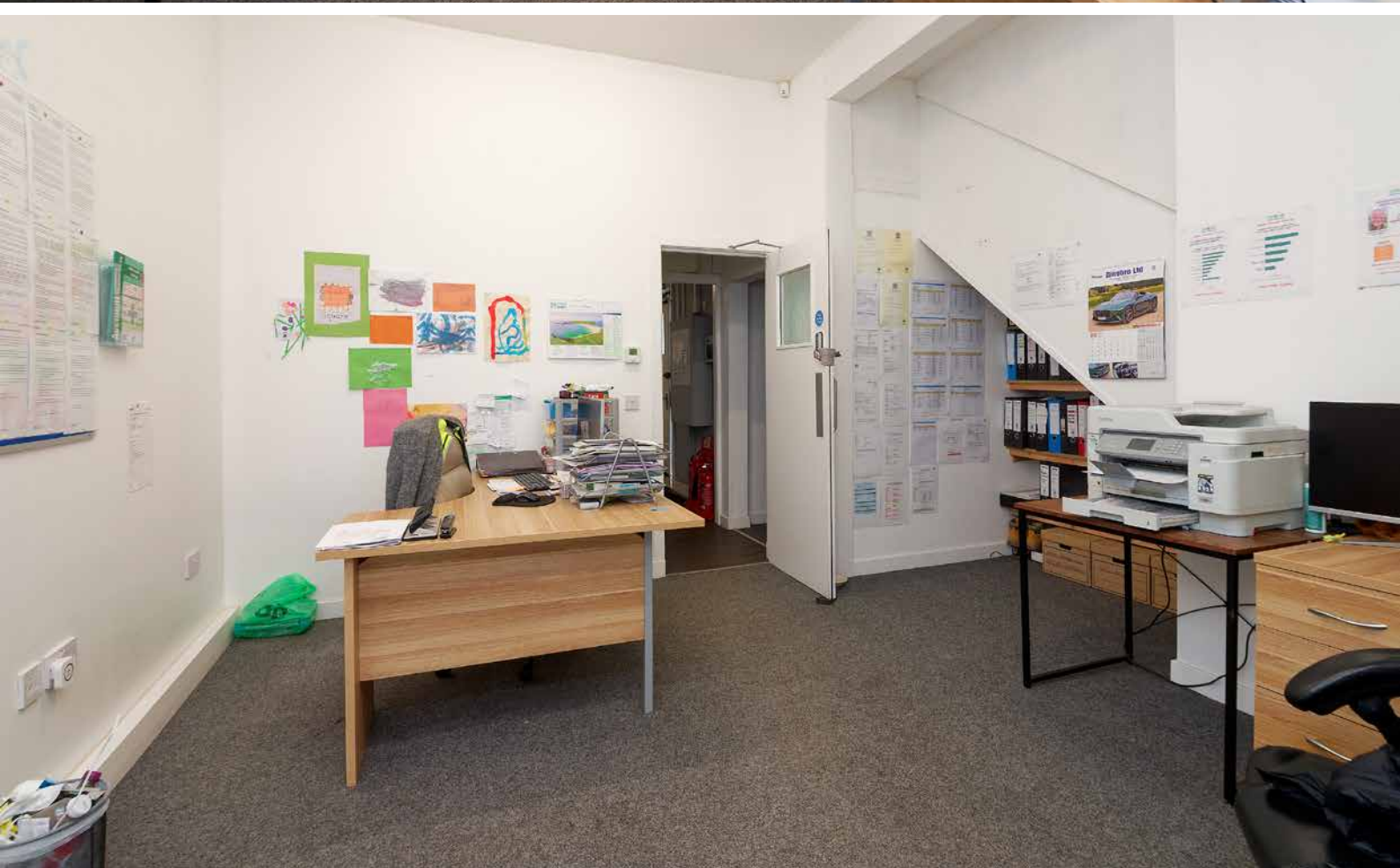
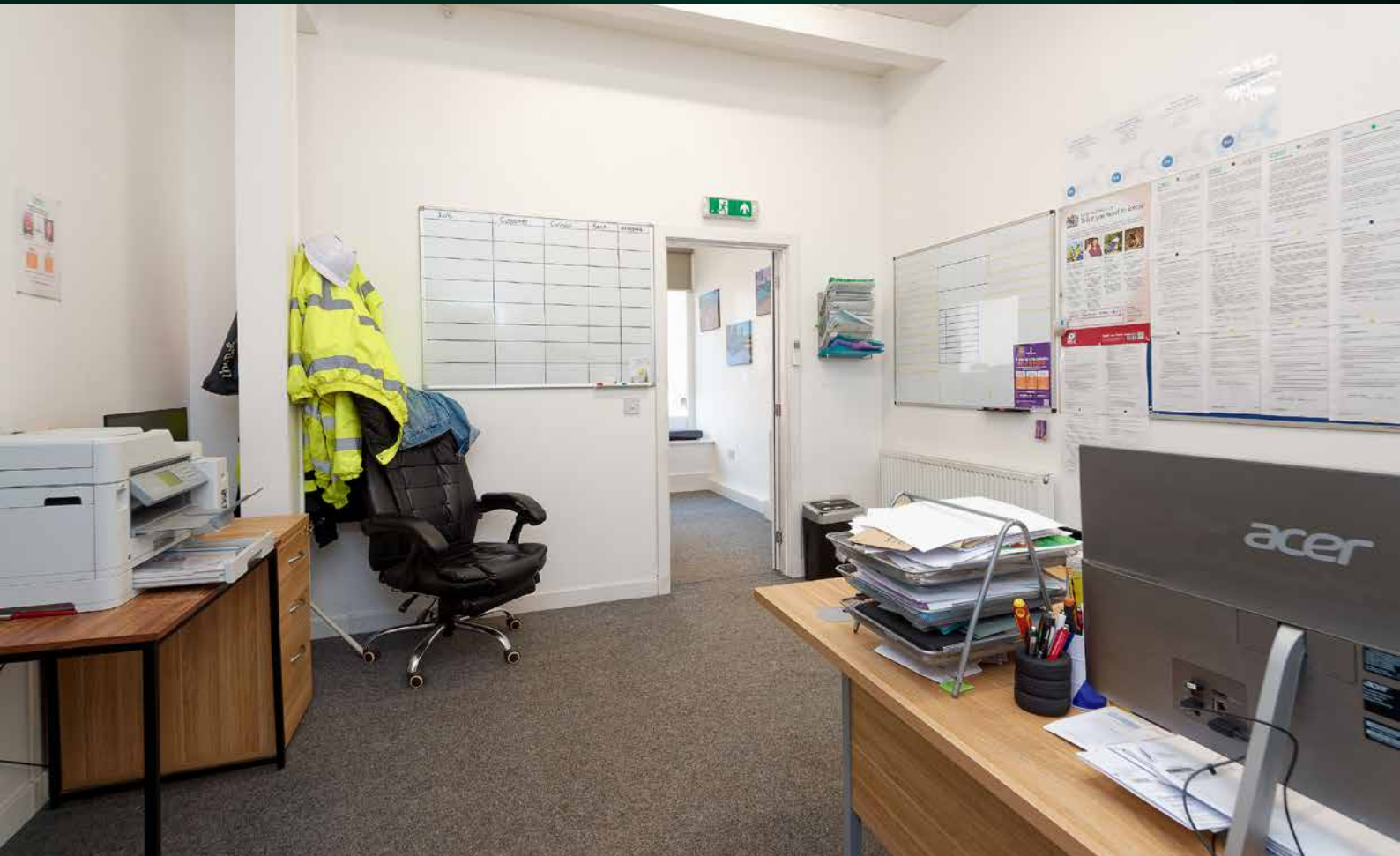
THE RECEPTION



The subjects are arranged over two floors and offer well-presented, flexible accommodation suitable for a variety of business uses.

The ground floor comprises an attractive reception area leading to four open-plan offices, a well-appointed kitchen, and separate male and female WC facilities.

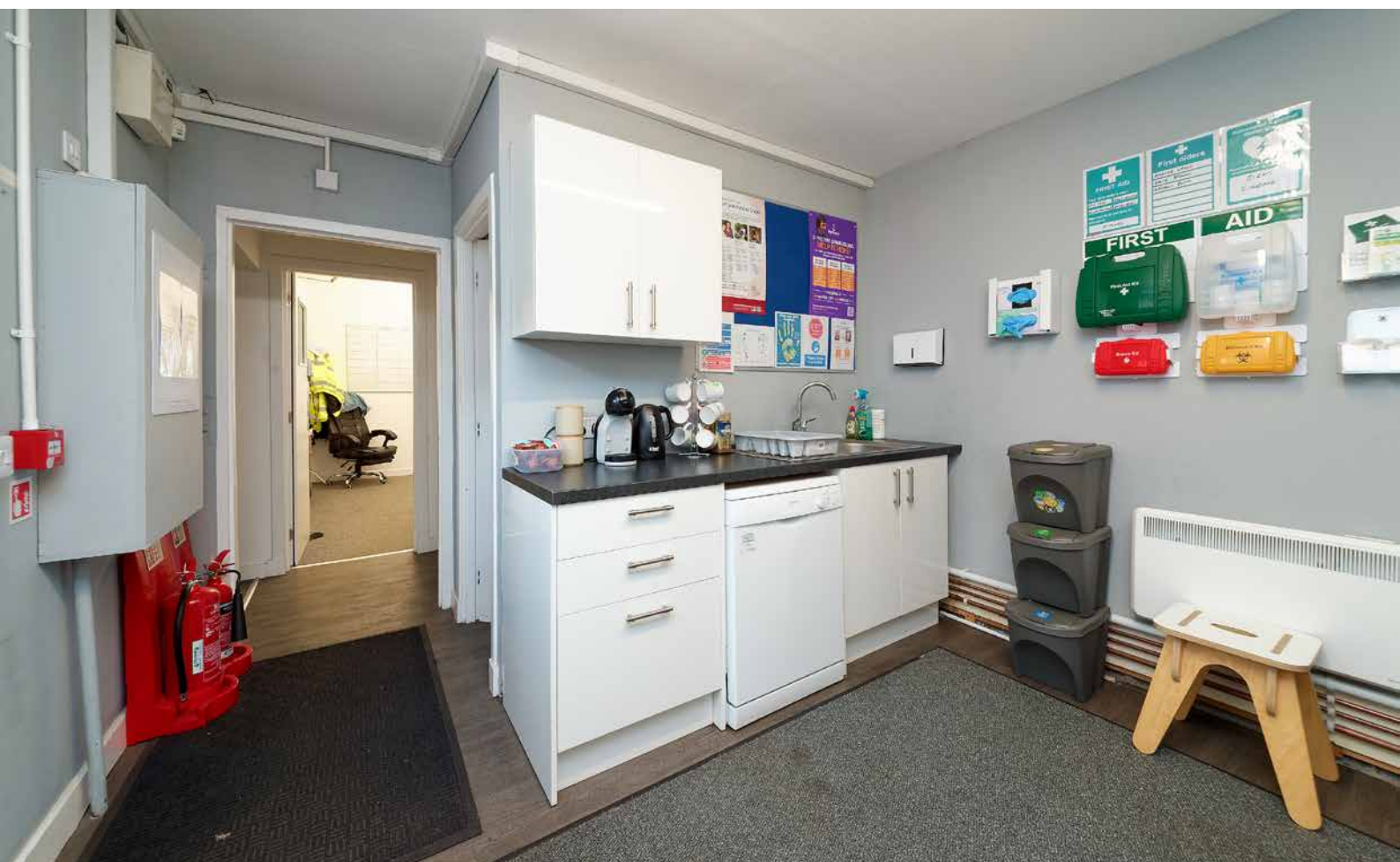
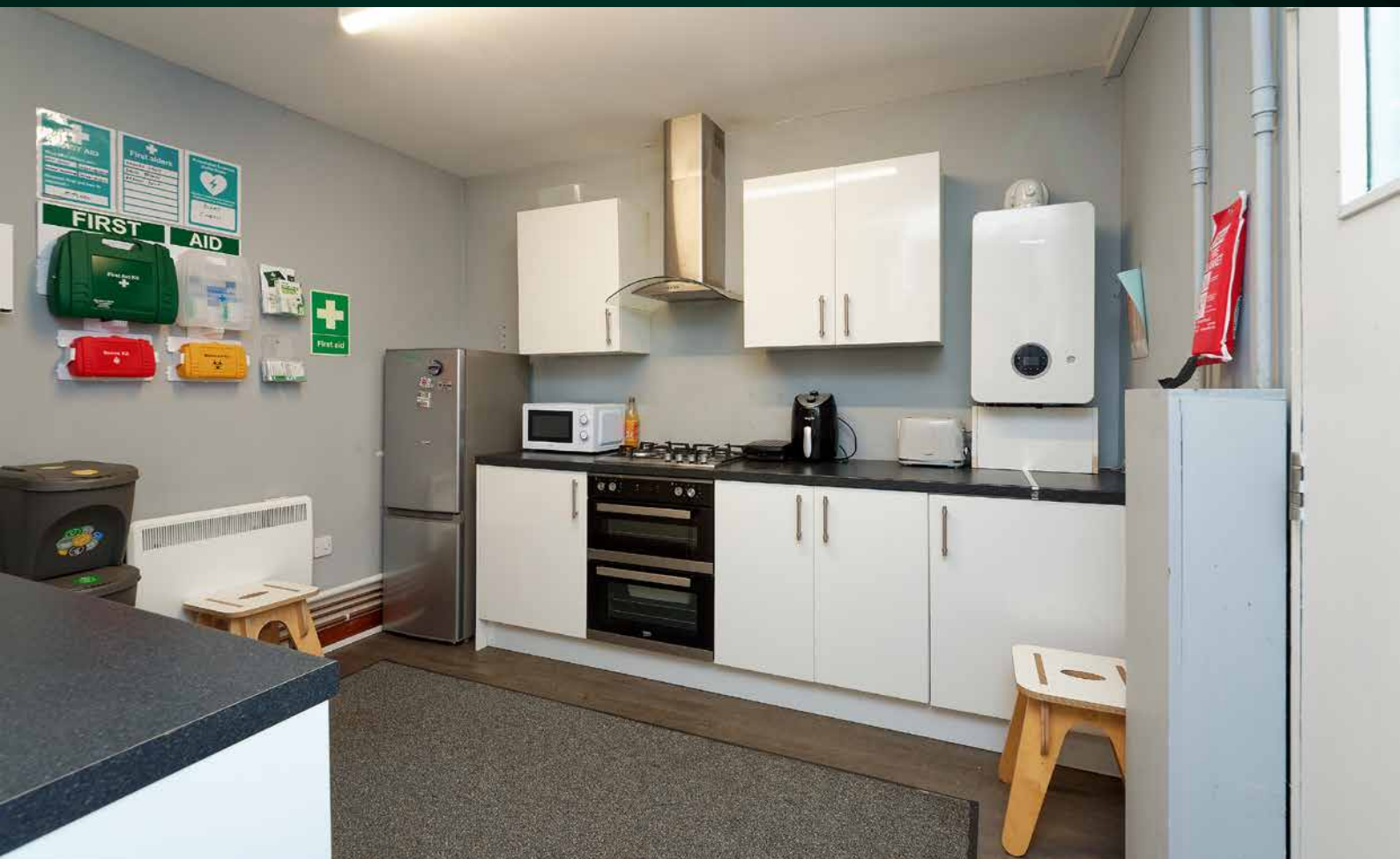
OFFICE 1



OFFICES 2, 3 & 4



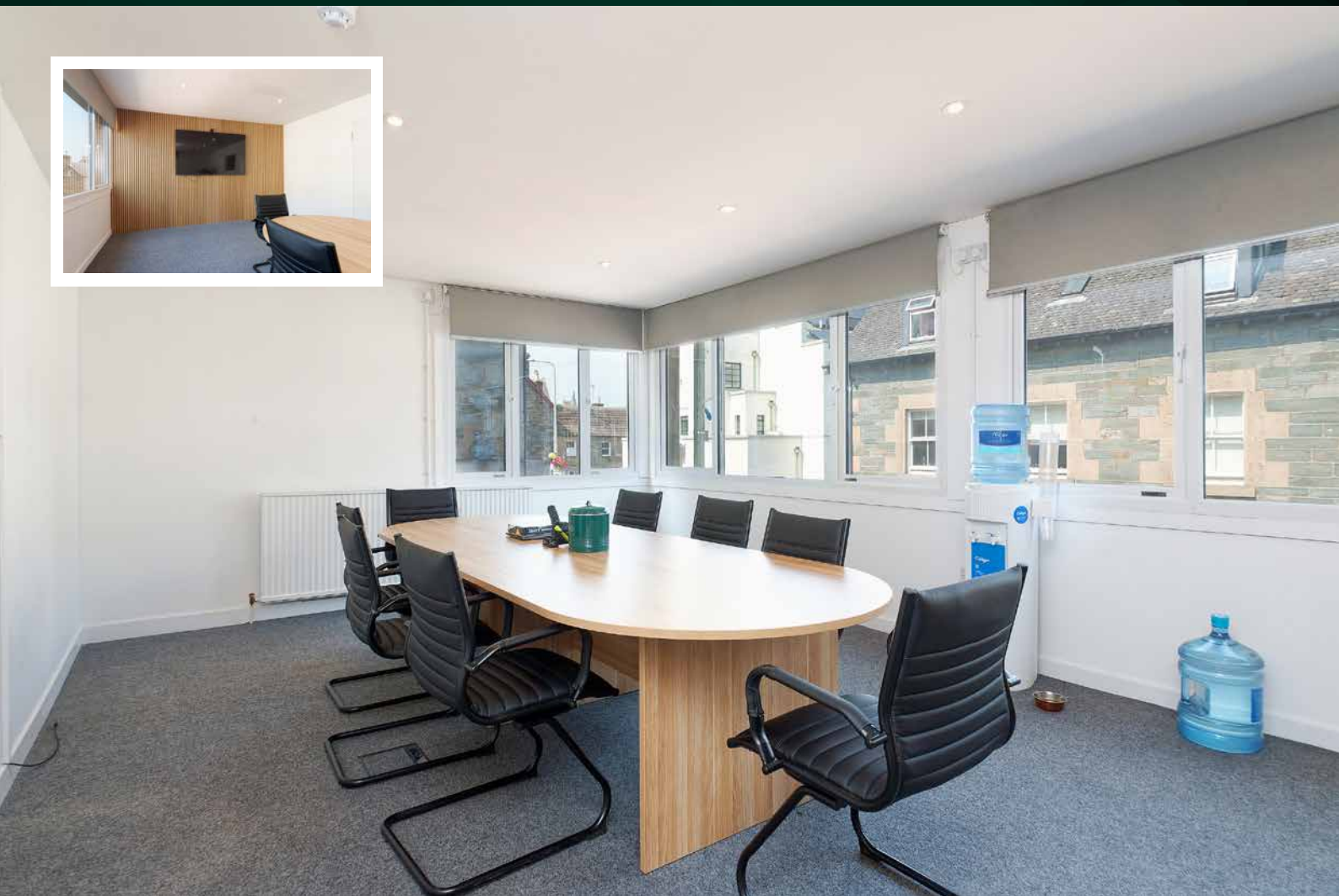
THE KITCHEN



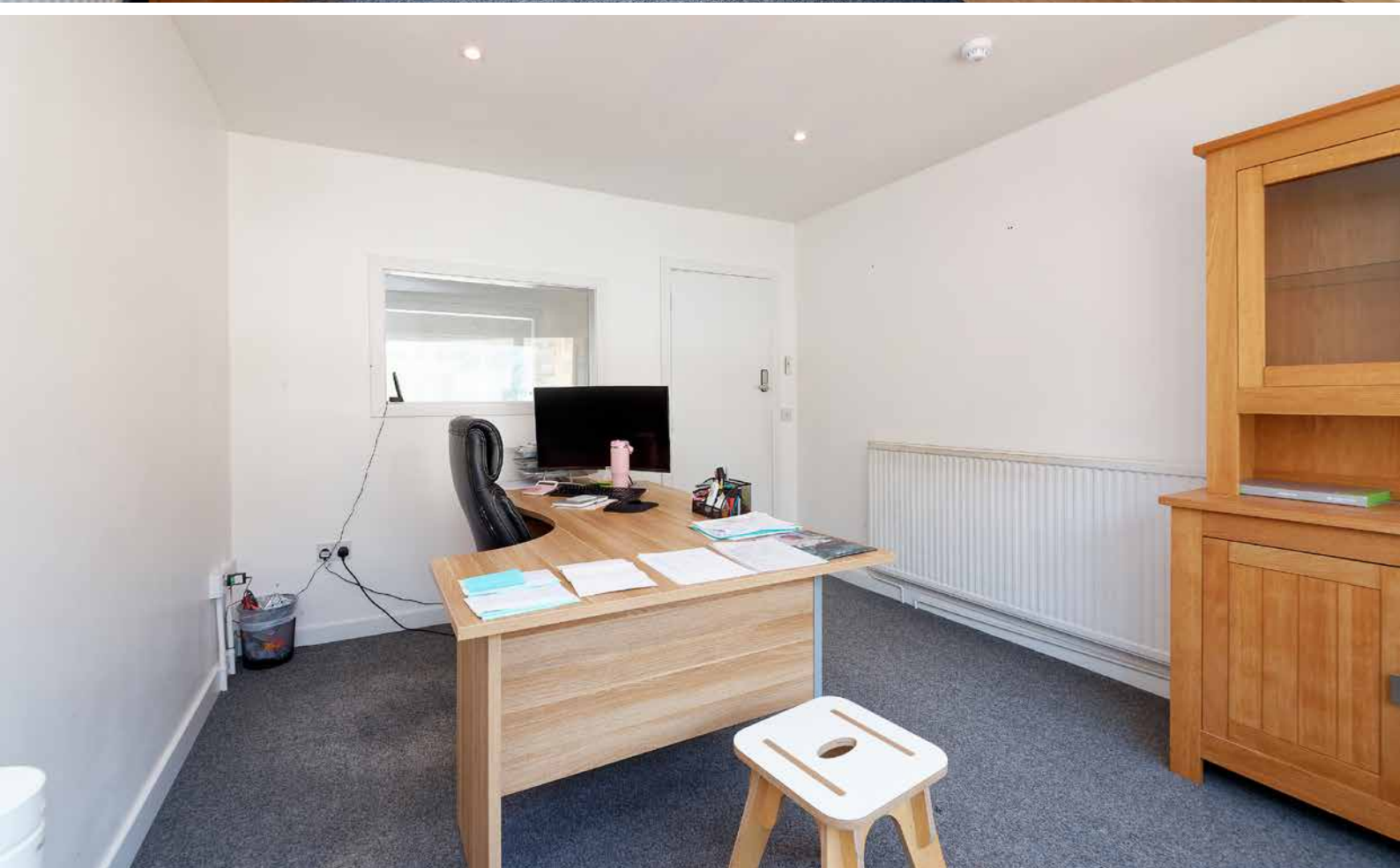


A staircase provides access to the first floor, where there are three further enclosed offices and a spacious meeting room, offering excellent additional workspace and private facilities.

THE MEETING ROOM



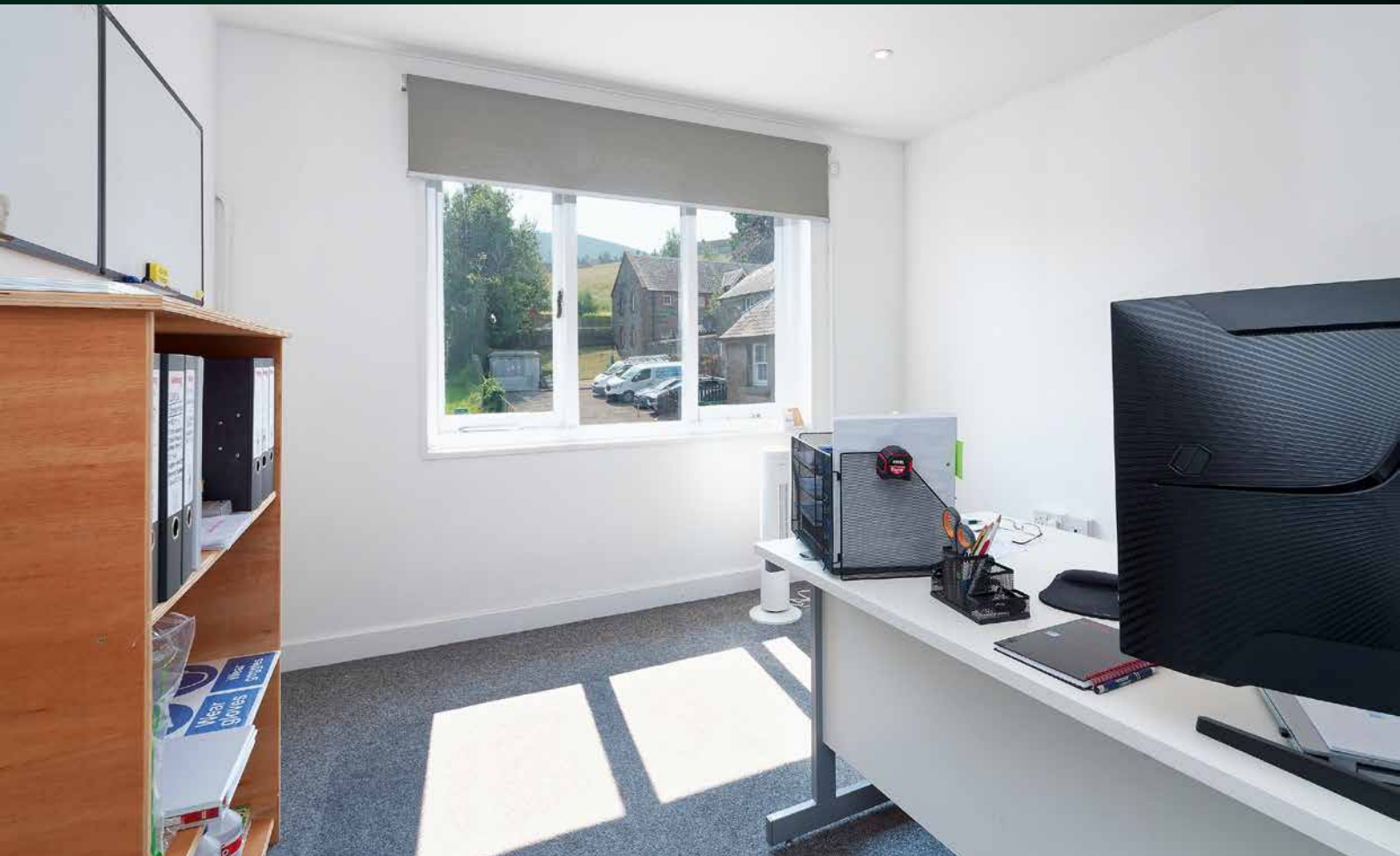
OFFICE 5



OFFICE 6



OFFICE 7



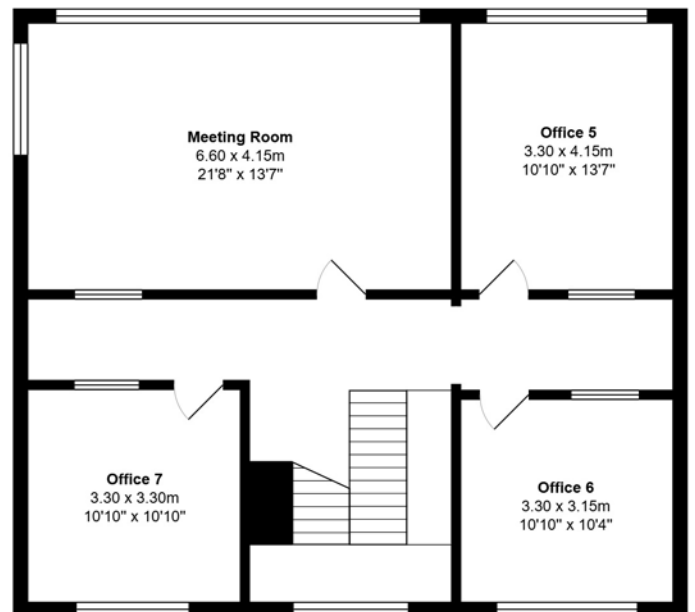
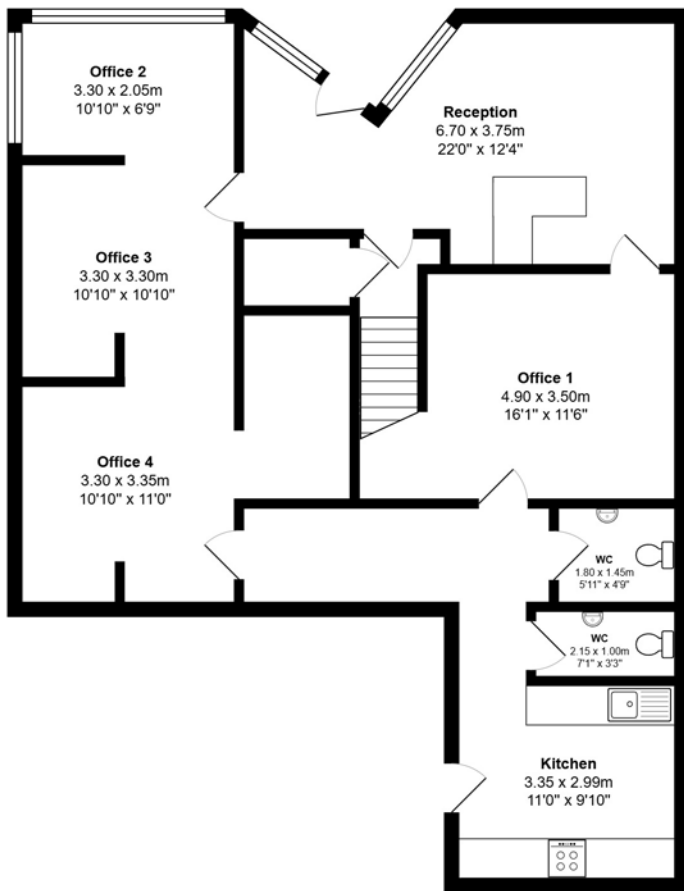
Externally, the property benefits from secure off-street parking to the rear, providing a valuable amenity for staff and visitors alike.

12 Dunkeld Street offers a rare opportunity to acquire high-quality office accommodation in a central Aberfeldy location.

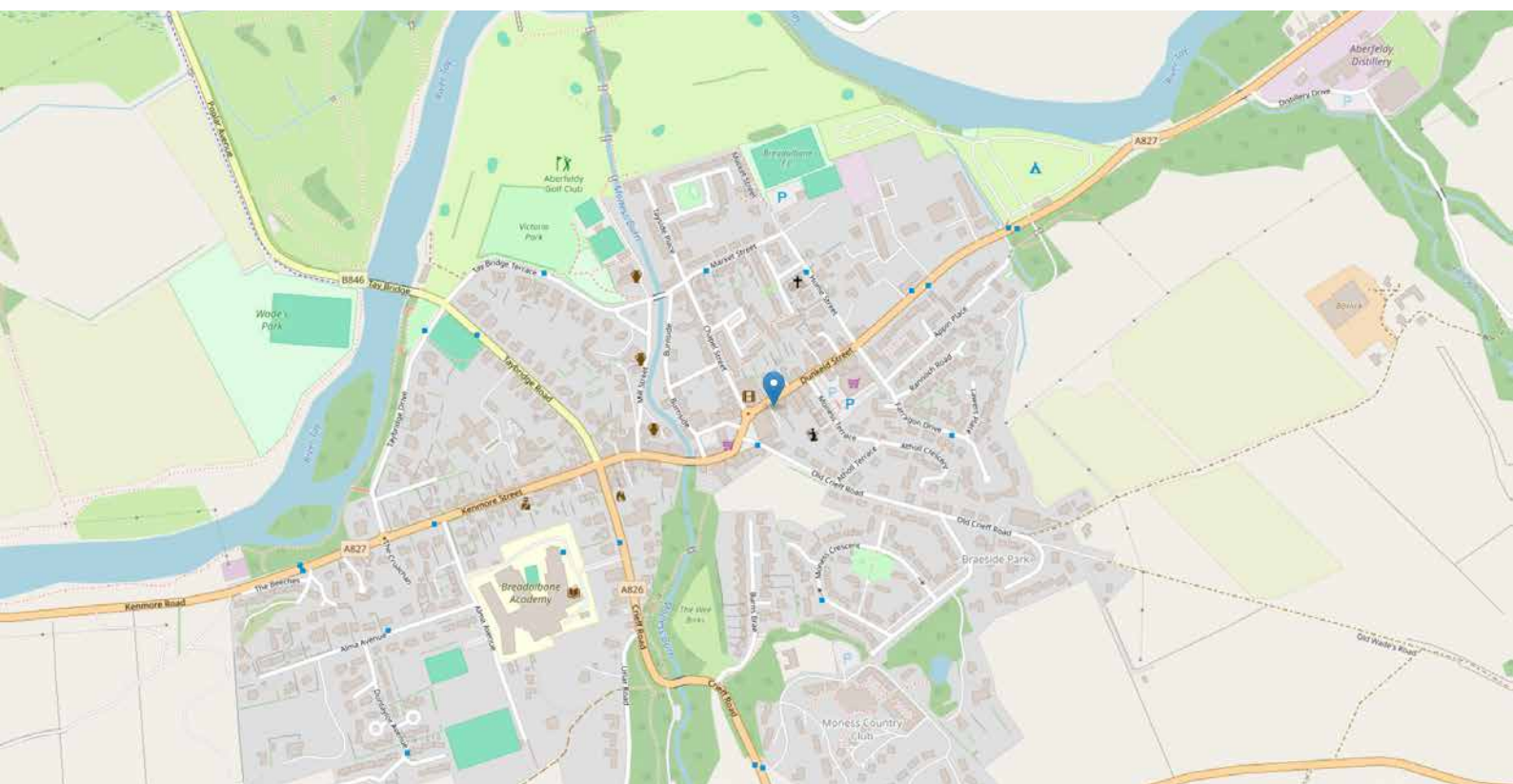
EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)



THE LOCATION

Aberfeldy is a vibrant Highland town situated on the banks of the River Tay in the heart of Perthshire. Renowned for its stunning natural surroundings, welcoming community and strong tourism appeal, the town attracts visitors throughout the year who come to enjoy the area's scenic beauty, outdoor pursuits and rich cultural heritage.





The town offers an excellent range of independent shops, cafés, restaurants and local amenities, creating a thriving environment for both residents and businesses. Aberfeldy is also home to a number of popular attractions, including The Birks of Aberfeldy, Dewar's Aberfeldy Distillery and nearby Castle Menzies, all of which contribute to the area's strong visitor economy.

Positioned within easy reach of Perth, Pitlochry and the wider Highlands, Aberfeldy benefits from good transport links while retaining its distinctive rural character. The town serves as a gateway to some of Scotland's most spectacular landscapes, making it a popular destination for walkers, cyclists, anglers and tourists exploring Highland Perthshire.

With its combination of natural beauty, year-round visitor footfall and established local community, Aberfeldy provides an attractive setting for a wide variety of businesses and commercial ventures.



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