

# 14 Birnam Terrace

BIRNAM, DUNKELD, PH8 0DR



BEAUTIFULLY PRESENTED GROUND  
FLOOR COTTAGE FLAT



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Part exchange is available! No onward chain for this two-bedroomed ground-floor cottage flat. The property sits on the ground floor with a main-door entrance and feels like a Perthshire cottage should feel, charming, comfortable and elegantly presented. The wooden front door opens into the vestibule where there is a cupboard housing the gas combi boiler, providing gas central heating with hive control. The vestibule opens into the spacious lounge with elegant proportions and fine features including a log-burning stove set within a feature wall of exposed stone. The tiled hearth and solid wood mantle marry nicely with the modern flooring. The dual aspect brings in an abundance of natural daylight and a glazed door opens to the back garden of the house. The kitchen is compact and beautifully fitted with modern units and shelving that maximises space and storage. There is even a deep window recess that is perfect for the coffee machine. Two bedrooms are beautifully presented and the shower room is modern and fresh. The shower room enjoys a walk-in shower and electric underfloor heating.

The property is located in a characterful shared courtyard with free communal parking and further free on street parking can be found nearby. The back garden has a south-westerly aspect and enjoys plenty of sunshine.

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**Bedroom 1**

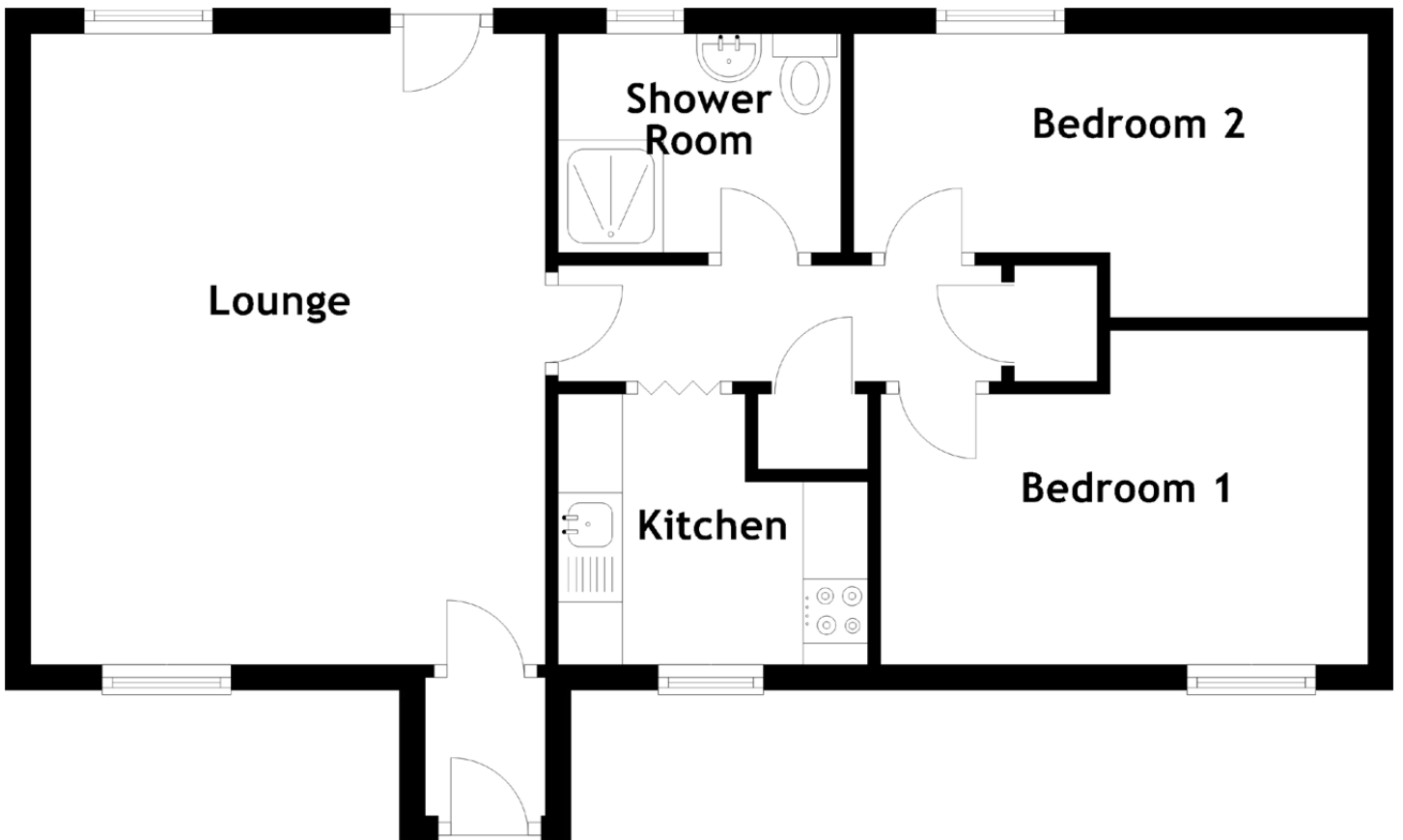




**Bedroom 2**







Approximate Dimensions  
 (Taken from the widest point)

Lounge	4.90m (16'1") x 4.00m (13'1")	Shower Room	2.20m (7'2") x 1.70m (5'7")
Kitchen	2.40m (7'11") x 2.10m (6'11")		
Bedroom 1	3.79m (12'5") x 2.60m (8'6")	Gross internal floor area (m <sup>2</sup> ): 53m <sup>2</sup>	
Bedroom 2	4.00m (13'1") x 2.20m (7'3")	EPC Rating: C	





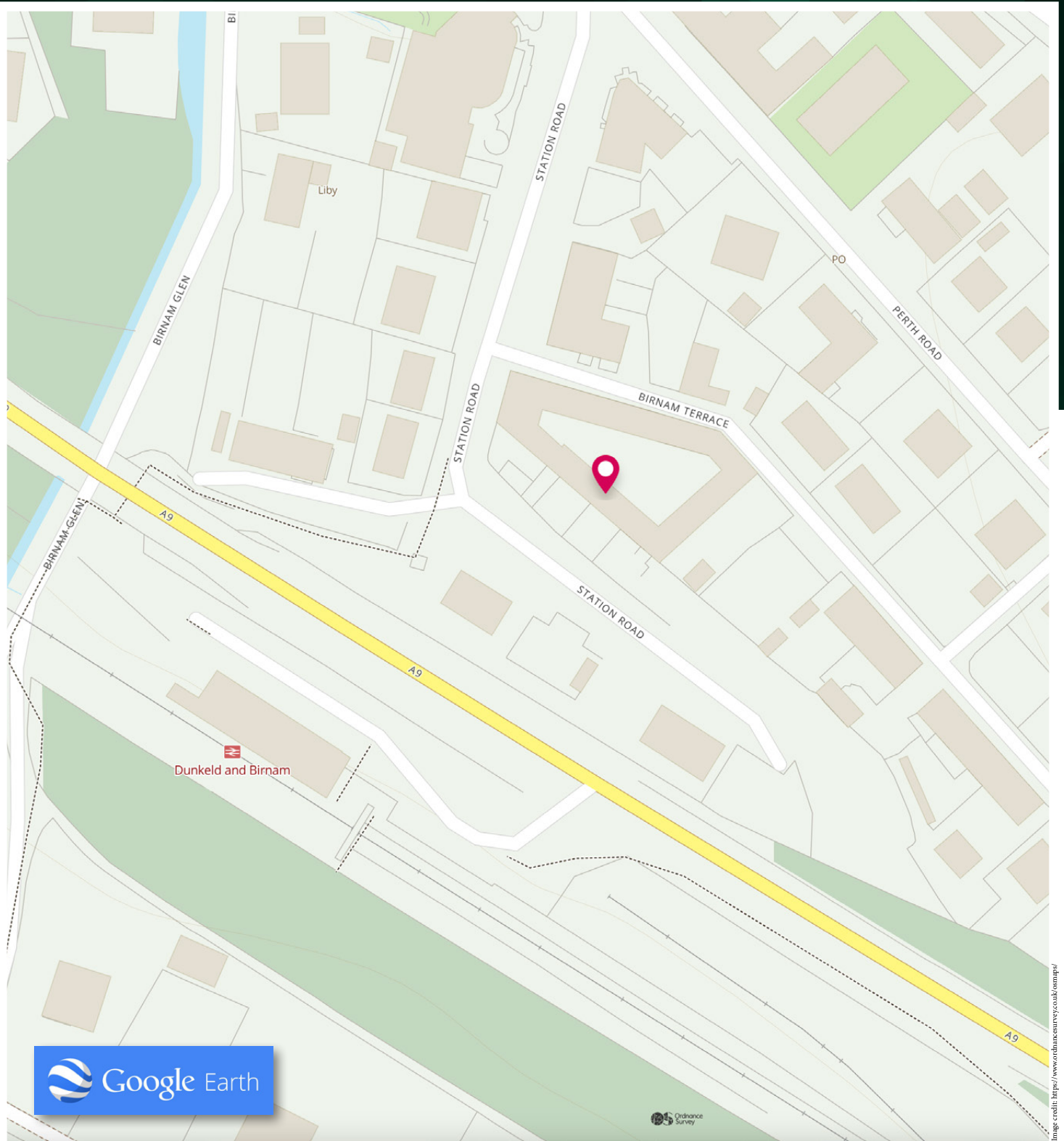


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The picturesque adjoining villages of Birnam and Dunkeld are situated at the heart of beautiful Perthshire and are easily accessed via the A9, around ten miles north of Perth by road, rail and bus, all are nearby. The picturesque adjoining villages of Birnam and Dunkeld are situated at the heart of beautiful Perthshire and are easily accessed via the A9, around ten miles north of Perth. Dunkeld offers a wide range of activities in the surrounding area. The Birnam Institute and Art Centre depict the story of Beatrix Potter and her family, Birnam Wood is mentioned in Shakespeare's Macbeth and one of Dunkeld's main attractions is its beautiful Cathedral, which was the original Seat of Kings. Along with these excellent tourist sites attracting many visitors all year round, there is an abundance of outdoor activities including walking, fishing for salmon and trout along the River Tay, cycling, golfing and much more. The Dunkeld Hydro is nearby offering many leisure opportunities. Other Local amenities also include the Birnam Post Office, cafes, local convenience store, book shop and gallery. Neighbouring Dunkeld has a variety of specialist shops, Hotels, restaurants and bars as well as a health centre, primary school, and nursery. Overall, Dunkeld is an ideal location to enjoy all Perthshire has to offer by way of village life yet ideal for commuters with its own train station and easy access to the A9 providing easy commuting access to Perth, Pitlochry and all major cities and airports in the Central belt.

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