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ATHOLL STREET, DUNKELD, PERTHSHIRE, PH8 0AR



## PERTHSHIRE

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. 2 High Street is located in the Heart of Dunkeld, which 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. 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. There is good local patronage and footfall is high during the tourist season. This vacant retail unit is ideally located near to prime space parking.



# THE PROPERTY

Part exchange is available! No onward chain for this two bedroomed apartment with plenty of surprises.

The property sits on the first floor with a full height basement and an attic conversion providing additional storage space or perfect as a home office or occasional bedroom. An intercom entry system is in place and the front door opens to a welcoming hall.

The lounge is spacious and features a Juliette style balcony with French doors and a feature fireplace to anchor the room and add a focal point. From the lounge, a glazed panel door leads to the kitchen. Included in the kitchen are an electric oven and gas hob,

cooker hood, fridge, and dishwasher. A door opens to the decked balcony.

The attic room is accessed by a narrow set of steps behind a door in the kitchen. Another surprise to this apartment is the hatch in the kitchen floor that reveals a Ramsay style ladder descending to the basement. This area is also accessed by a door from behind the building but this method of circulation gives direct access to the washing machine and tumble drier as well as the bins. The basement is full height.

Two bedrooms and the family bathroom complete the accommodation. The bathroom features a shower over the bath with a bi-fold screen. Externally there is a private parking space.





# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Living Room	4.94m (16'2") x 4.00m (13'1")
Kitchen	2.89m (9'6") x 2.64m (8'8")
Bedroom 1	3.22m (10'7") x 2.99m (9'10")
Bedroom 2	2.64m (8'8") x 2.60m (8'6")
Bathroom	1.96m (6'5") x 1.95m (6'5")
Attic	7.60m (24'11") x 2.96m (9'9")
Basement	7.72m (25'4") x 1.78m (5'10")

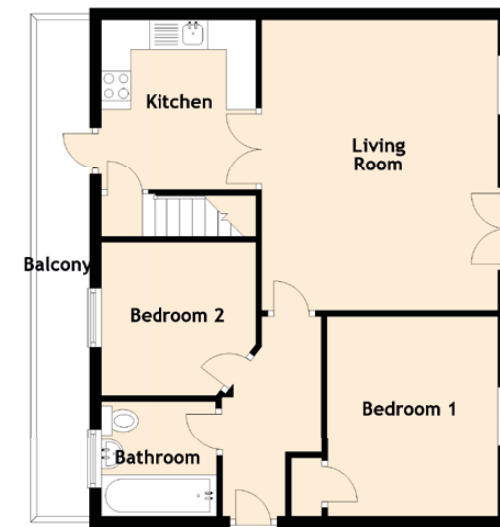
Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup>

EPC Rating: C

Basement



Ground Floor



Attic

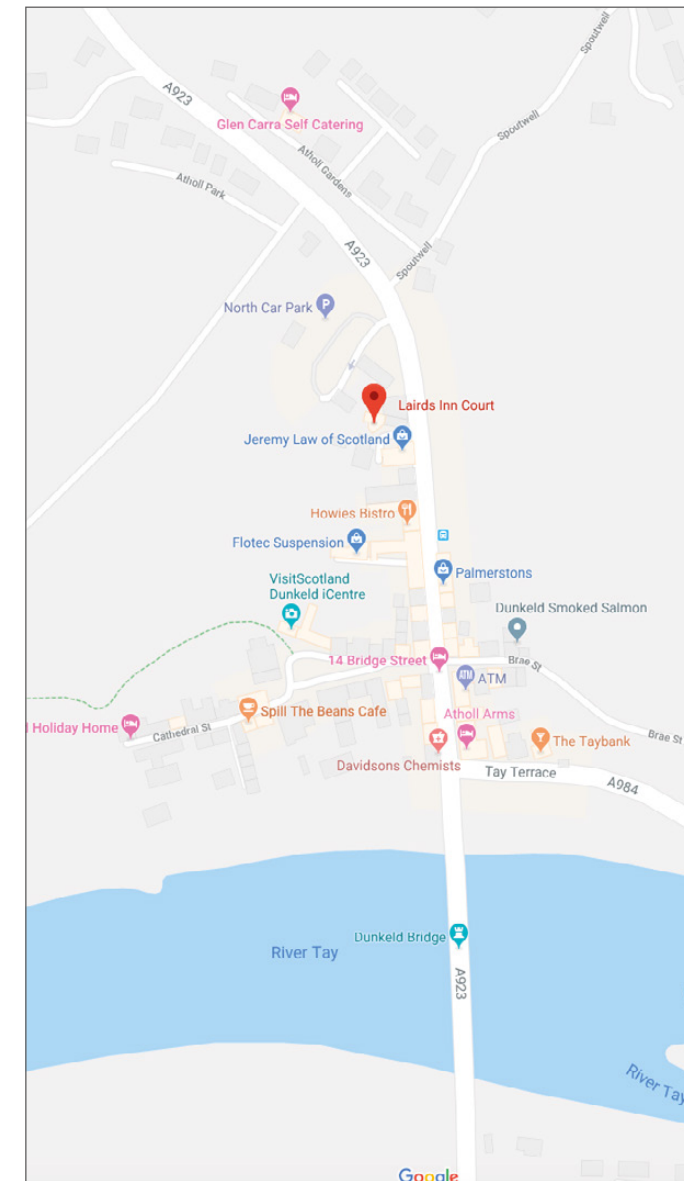
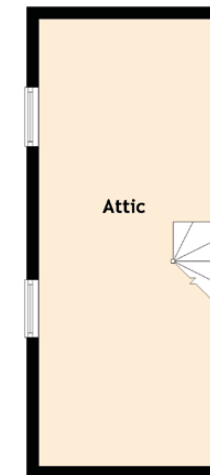


Image credit: <https://www.google.com/maps>



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