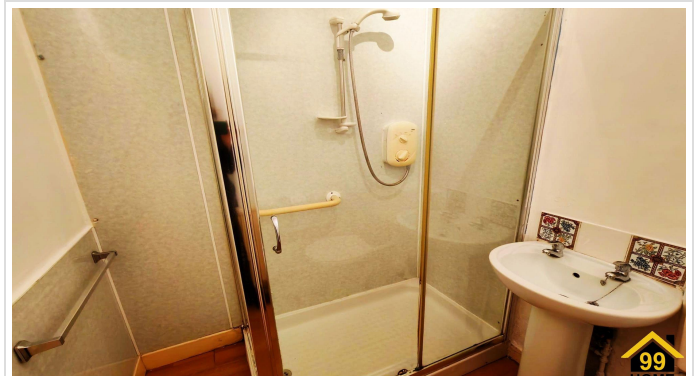
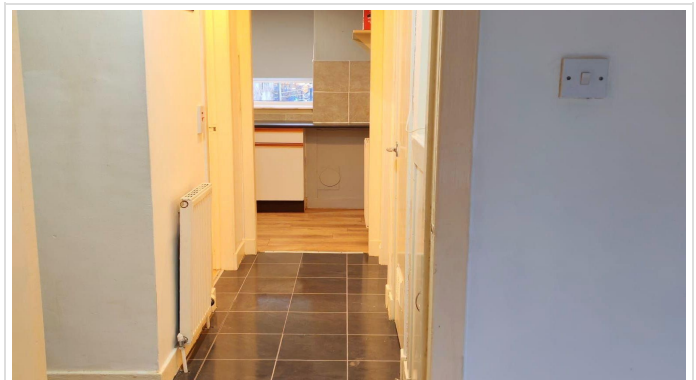


1 Bed Flat In Breadalbane Terrace , Aberfeldy, PH15 2AG

£92,000



SHORT DESCRIPTION

Property Ref: 14166 Flat Size Hallway, Lounge, Dining 5.3 to 3.8 decreasing to 2.8 Kitchen 2.7×1.4 Bedroom 2.4 × 3 Shower room 1.9 × 1.6 We are pleased to present an exceptional located at Aberfeldy. This wonderful residence boasts One bedroom, onw bathroom, and One living room, offering ample space for comfortable living. Additionally. Positioned in a prime location, in the holiday town of Aberfeldy. This property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed school enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Property Type: Flat Full selling price: £92000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: A EPC rating: D Measurement:452.08 sq. ft. Outside Space: Communal Garden, Front Garden Parking: Residents Heating Type: Gas Central Heating ,Double Glazing Chain Sale or Chain Free: Chain Free Possession of the property: Vacant.....



Bed Room(s)



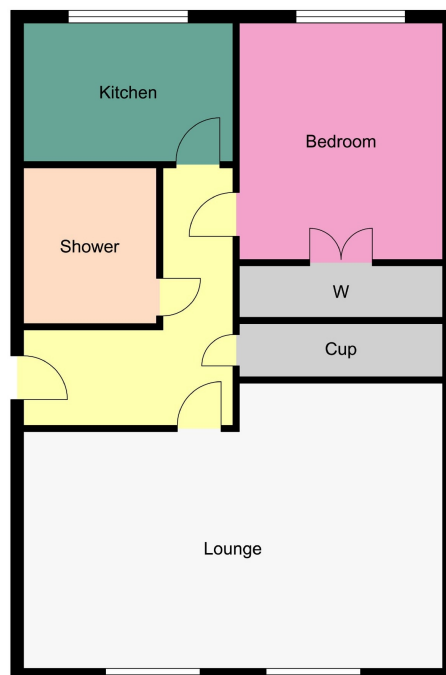
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

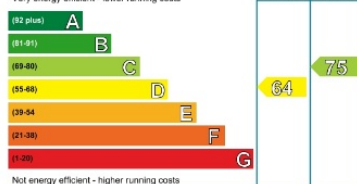
You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

| | | |
|---|--------|--|
| Estimated energy costs for your home for 3 years* | £1,881 | See your recommendations report for more information |
| Over 3 years you could save* | £615 | |

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs



Not energy efficient - higher running costs

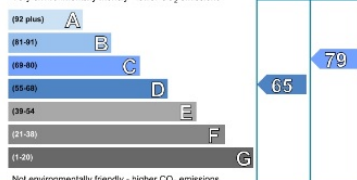
Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (64)**. The average rating for a home in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (65)**. The average rating for a home in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|--|------------------|------------------------------|---------------------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £378 | ✓ |
| 2 Floor insulation | £800 - £1,200 | £168 | ✓ |
| 3 Low energy lighting | £40 | £75 | |

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

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