

12 Dunkeld Street
Aberfeldy, Perthshire, PH15 2DA



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Irving Geddes are delighted to offer for sale this substantial, recently refurbished office block enjoying a superb high street location and large private parking within the popular Perthshire town of Aberfeldy.

Extending to c.240m², the layout is set over two floors and subdivided, creating a modern and flexible office space. The ground floor comprises a main reception area, additional seating space, five work 'booths', rear hall/store, main office, two W.C's and fitted kitchen. The upper floor has a large open plan office space and two smaller meeting rooms/offices.

Vehicular access to the side of the building leads to a substantial private parking area at the rear with steps leading to an area of lawn.

Rarely available & offered in true move-in condition, premises boasting a most versatile space, which subject to any necessary permissions, could be adapted for use in a variety of commercial activities.

Immersive walkthrough <https://my.matterport.com/show/?m=aibHCEvBZdz>



Aberfeldy is a bustling & popular Perthshire village with an array of independent shops & local amenities. The modern community campus, offers infant to secondary schooling, library, swimming pool and sports facilities, and is a short distance away, as are the numerous independent shops, restaurants, hotels and cinema. Those interested in outdoor pursuits are well catered for with a large public park, cricket ground, tennis & bowls club, golf course & woodland walks. Loch Tay is 6 miles away & there are many mountain walks within close proximity.

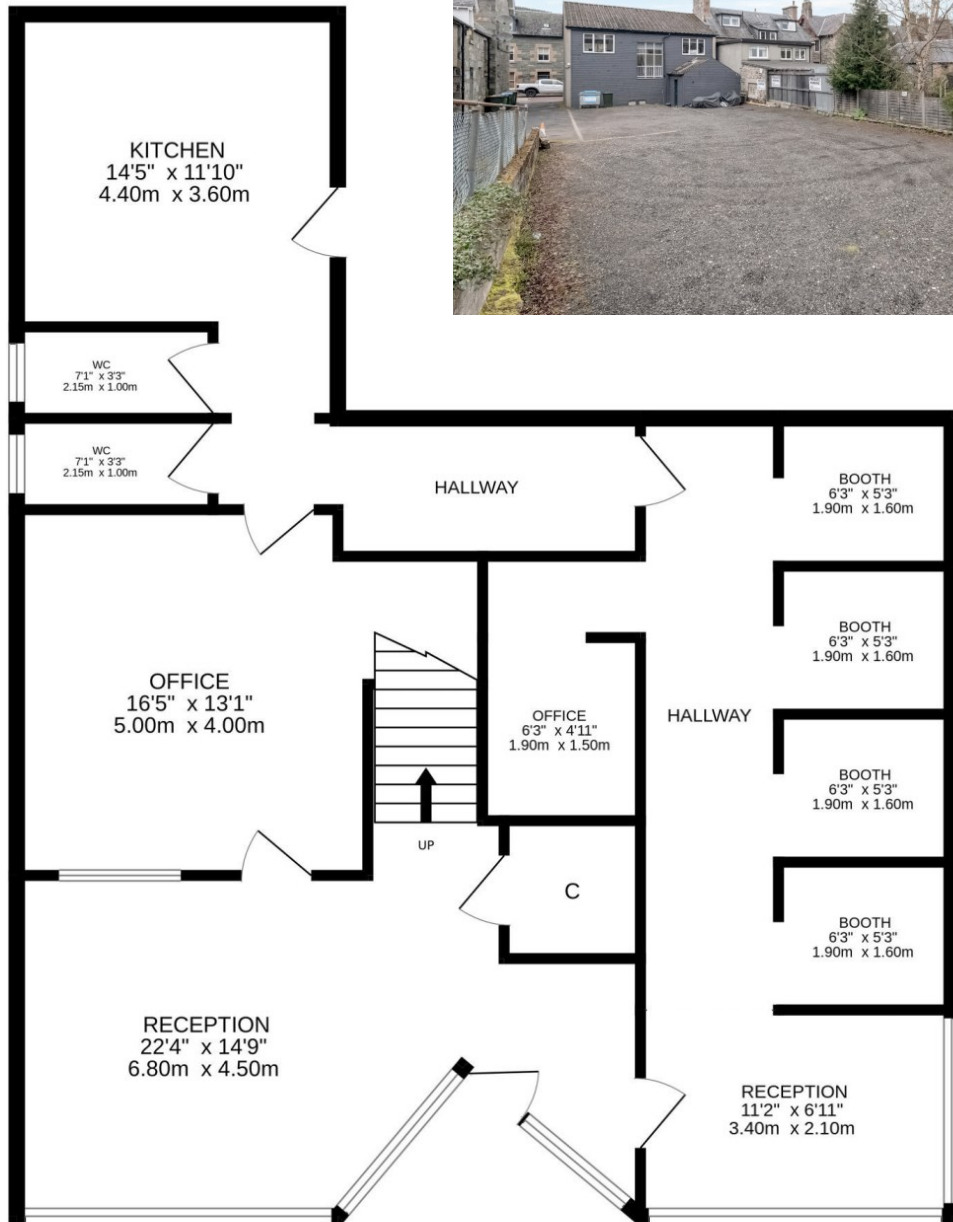




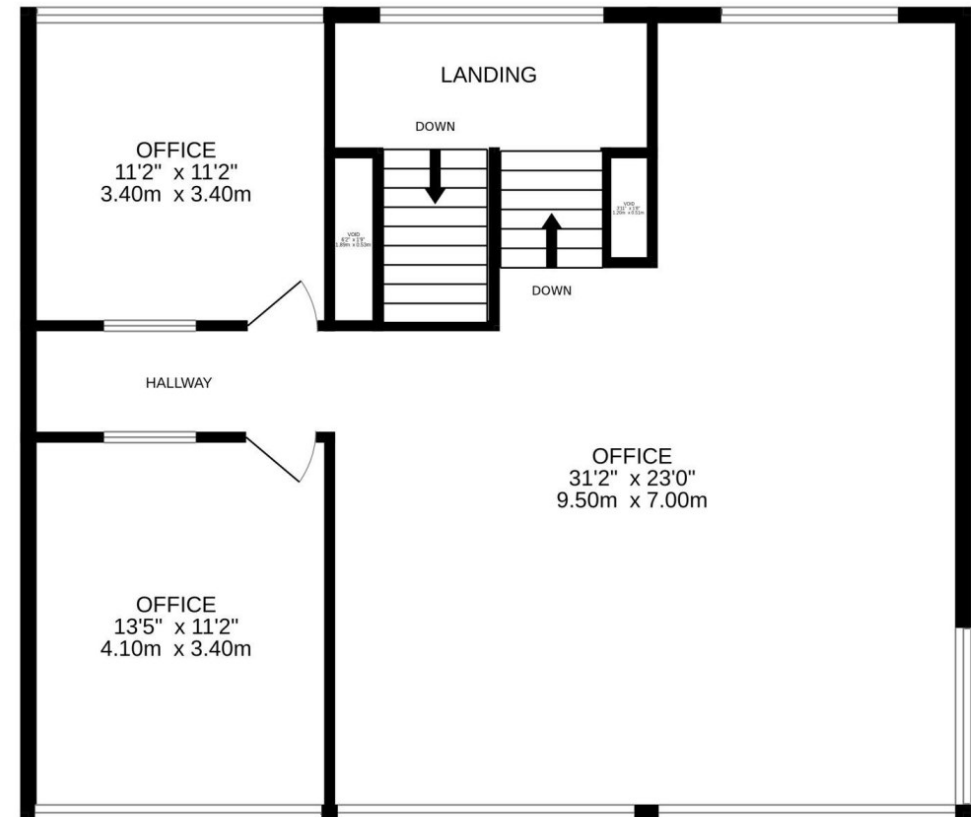




GROUND FLOOR



1ST FLOOR



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



Crieff

25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722