





# Dull Farmhouse

## Dull

By Aberfeldy  
PH15 2JQ

Offers Over £465,000

Dull Farmhouse is a newly renovated traditional style home situated in the attractive village of Dull, just outside Aberfeldy.

The house has been completely modernised and renovated, there is a new oil fired central heating system, it has been rewired and has new windows and doors.

The kitchen and bath/shower rooms throughout have been replaced and all internal finishings are new. The floor coverings throughout the house have been renewed with wooden flooring on the ground floor with the exception of the bedroom which has a carpet. Upstairs each room has new carpets with wood floors in the en-suites.

The house is entered into a spacious hallway which leads into a bright living room with dual aspect windows. There is potential to install a woodburning stove if desired.



The kitchen has a generous range of white wall and floor units with wooden worktops and three feature recessed shelves with overhead lighting. There is an integrated electric oven and induction hob and an old wood burning stove which not only provides heat but also creates a stunning focal point in the room. There is a utility room adjacent to the kitchen with space for washing machine and tumble dryer and a pantry style cupboard.

There is an attractive timber lined sun room to the opposite side of the kitchen with a door to the garden and views of the surrounding hills.

There is a double bedroom on the ground floor with en-suite shower room consisting a shower cubicle, WC, WHB and heated towel rail. There is also a further downstairs cloakroom with WC & WHB. On the upper floor, there are three double bedrooms each with an en-suite shower room.

Externally, there is parking for two vehicles to the side of the house. The fenced garden area has been divided into tiers with small stone built walls and is ready for a new owner to plant up in a style of their choice.





(Please note the image captured on Google Earth predates the renovation work)

Dull is a small village set back from the road a few miles outside Aberfeldy. The village is primarily residential with farmland around it and a backdrop of hills and woodland. Highland Safaris are located in the village and as well as offering outdoor pursuits, there is an attractive café available there.

Aberfeldy is a popular town situated in the heart of Highland Perthshire. It benefits from having both primary and secondary schools, a health centre, a community cinema, distillery and various sports facilities, including a golf course and tennis courts. The Breadalbane campus offers further sporting opportunities including swimming and a sports hall. The town also benefits from a variety of independent shops, hotels, cafes and a supermarket.

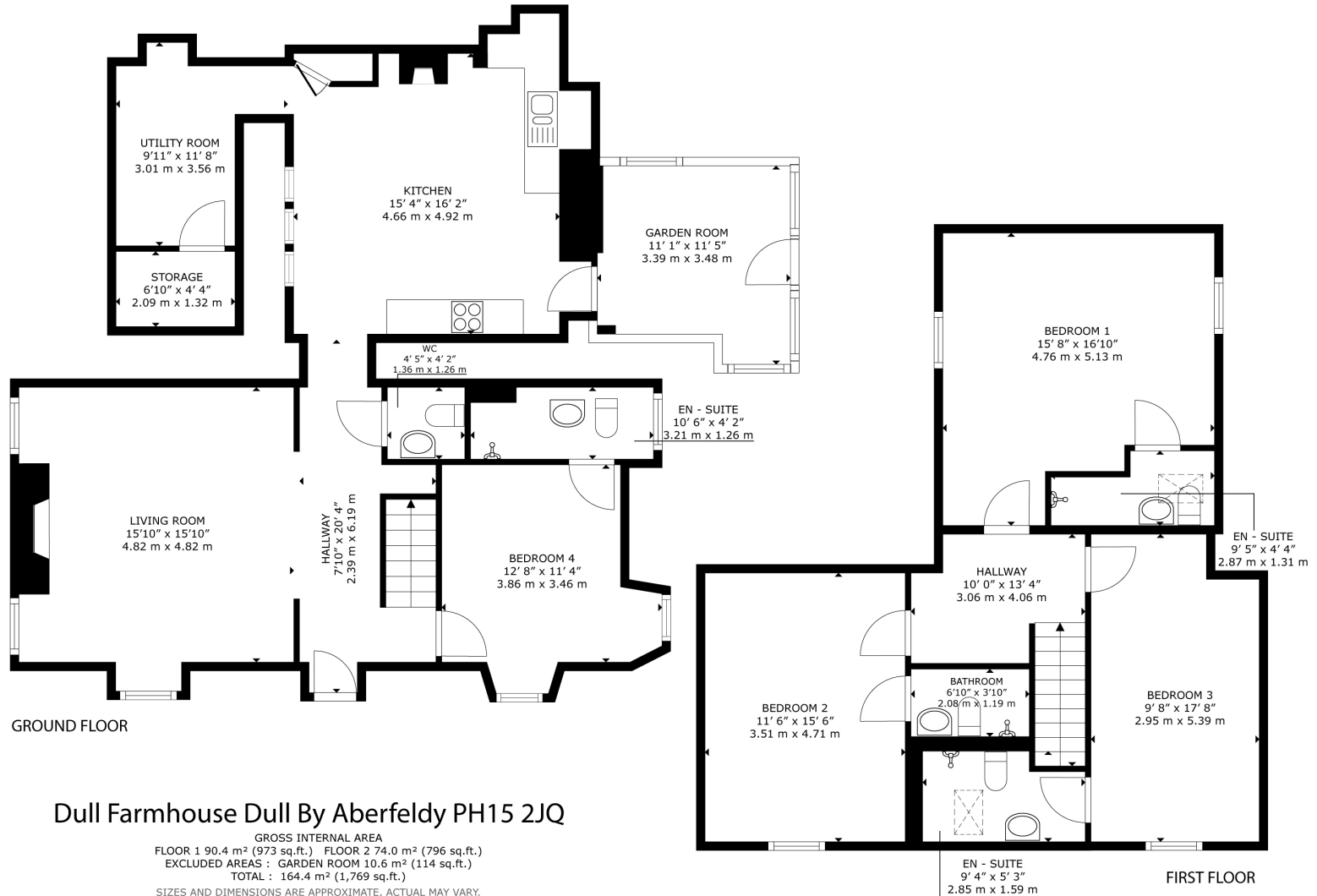






## Directions

From our office in Aberfeldy, head west along Bank Street and turn right at the crossroads onto Taybridge Road. Continue onwards leaving Aberfeldy and travelling through Weem and right turn, signposted to Dull and with a Highland Safaris sign at the road end. Follow the single track road up the hill, following round to the left and onwards ignoring various driveways. Continue to the top of the hill and Dull Farmhouse is on your right just before the end of the road.





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