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Leading Perthshire Estate Agency



19 Burns Brae, Aberfeldy, PH15 2ER

Offers Over £475,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

19 Burns Brae, Aberfeldy, PH15 2ER

Many thanks for your interest with 19 Burns Brae, Aberfeldy, PH15 2ER.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are reknown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a
week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

The historic town of Aberfeldy is within easy access of the A9 and offers a wide range of amenities including shops, professional offices, cinema, banking facilities, primary and secondary schools. The Breadalbane community campus located nearby offers a range of leisure facilities including a swimming pool, climbing wall, squash courts, fitness suite, drama studio and library.





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Property Summary

A rare opportunity to purchase this immaculately presented FIVE BEDROOM EXECUTIVE FAMILY VILLA situated within sizeable garden grounds in a quiet prestigious location in the town of Aberfeldy. The accommodation comprises entrance vestibule and reception hall; bright lounge with feature gas fire; dining room with doors to the rear; open plan kitchen/breakfast/family room with doors to the conservatory; conservatory; utility room; double bedroom and WC on the ground floor together with family bathroom with Jacuzzi bath and 4 further bedrooms, 2 of which are en-suite on the first floor. The property benefits from having gas central heating and double glazing throughout. The mono bloc driveway leads to a double garage and the garden is predominantly laid to lawn with planted borders, patio and decking area providing an ideal haven for relaxation and socializing during the summer months. The property has plenty of storage and would make an excellent family home. Early viewing is essential.



Key property features

- ✓ Detached Executive Villa
- ✓ Dining Kitchen
- ✓ Bright Lounge
- ✓ Conservatory
- ✓ 5 Double Bedrooms
- ✓ Bathroom
- ✓ En-suite
- ✓ Large Garden
- ✓ Patio and decking area
- ✓ Double Garage & Large Driveway





IMG_5718

Next Home - 19 Burns Brae, Aberfeldy, PH15 2ER









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and driveways. The overall scene is peaceful and typical of a middle-class housing estate.

Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

ENTRANCE VESTIBULE

6' 9" x 4' 5" (2.06m x 1.35m)

HALL

12' 4" x 8' 1" (3.76m x 2.46m)

WC

5' 3" x 4' 6" (1.6m x 1.37m)

LOUNGE

15' 4" x 15' 4" (4.67m x 4.67m)

KITCHEN/BREAKFAST/FAMILY ROOM

23' 5" x 10' 10" (7.14m x 3.3m)

UTILITY ROOM

7' 11" x 5' 9" (2.41m x 1.75m)

DINING ROOM

15' 6" x 9' 2" (4.72m x 2.79m)

CONSERVATORY

15' 11" x 12' 6" (4.85m x 3.81m)

DOWNSTAIR BEDROOM

11' 5" x 10' 5" (3.48m x 3.18m)

LANDING

15' 5" x 12' 5" (4.7m x 3.78m)

PRINCIPAL BEDROOM

14' 2" x 11' 9" (4.32m x 3.58m)

EN-SUITE SHOWER ROOM

6' 9" x 6' 7" (2.06m x 2.01m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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