



Buy your next home with Next Home

Leading Perthshire Estate Agency

Plot at Legeonan Road, Grandtully, Aberfeldy, PH15 2QY

Offers Over £85,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Plot at Legeonan Road, Grandtully, Aberfeldy,
PH15 2QY

Many thanks for your interest in
Plot at Legeonan Road, Grandtully,
Aberfeldy, PH15 2QY.

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 renown 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 01764 42 43 44.

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.

About the area

Grandtully sits on the banks of the River Tay where you can take the opportunity to ride the white water rapids with several local outdoor activity companies.

There is also an abundance of walks and wildlife within the area.

The Highland Chocolatier will tempt you with his mouth watering and award winning velvet truffles together with a well stocked gift shop and Legends coffee house. The Inn on the Tay with restaurant, village hall and bowling club are all situated within the hamlet whilst in the sister village of Strathtay there is a village shop and post office together with a golf course.

The market town of Aberfeldy is located nearby where a further range of shops and amenities together with the Breadalbane Community Campus with library, gym and swimming pool.

Pitlochry lies approximately 10 miles away and is home to the famous Festival Theatre and has the benefit of a main line railway station on the Inverness to London trunk route with sleeper service.

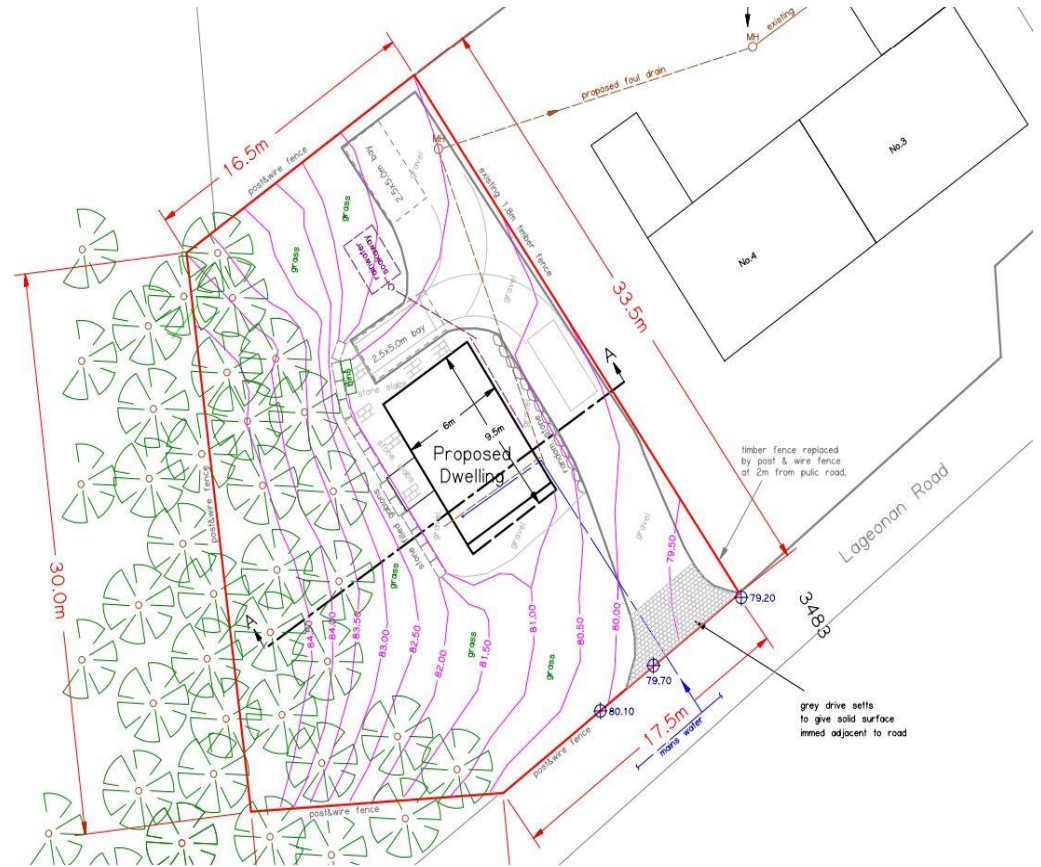


Property Summary

We are delighted to bring to the market this plot extending to approximately 750m² with planning permission for the erection of a small single story dwelling (approx. 57m²) with proposed accommodation comprising entrance hall with storage cupboard; open plan lounge/kitchen/diner; 2 double bedrooms and shower room together with enclosed external porch.

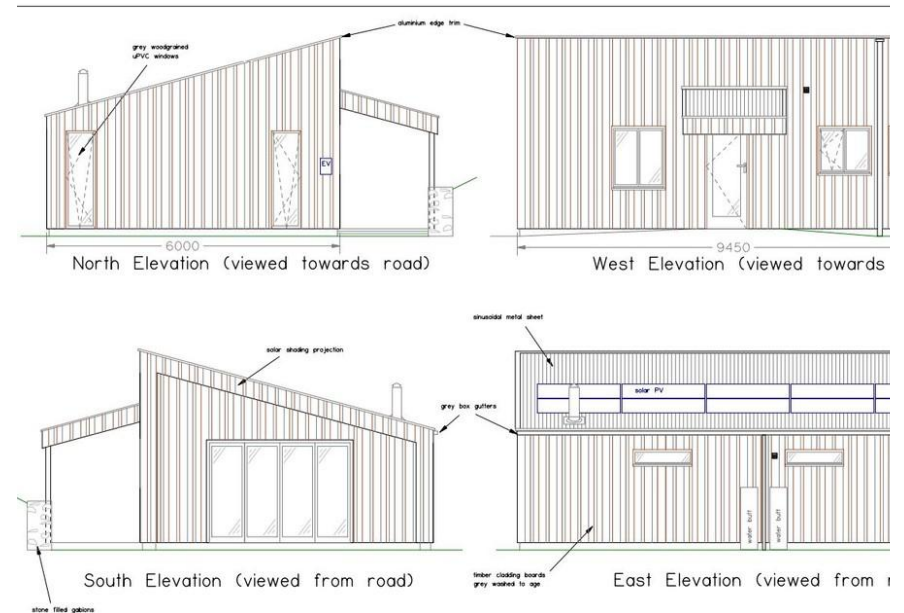
Services are available nearby.

Further information can be found on PKC planning website reference 23/01564/FLL.



Key property features

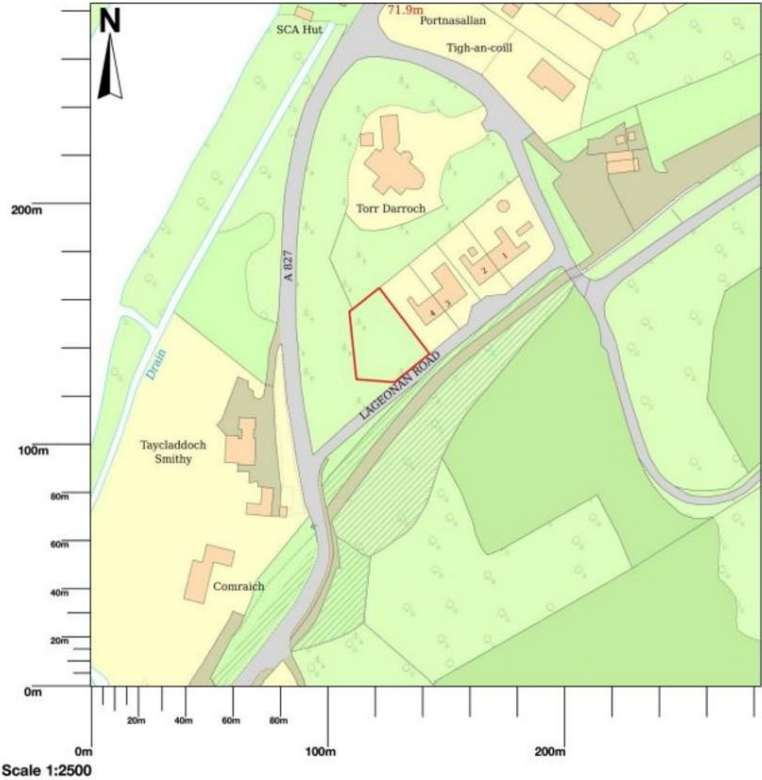
- ✓ Plot with Planning
- ✓ Permission for erection of small dwelling
- ✓ Plot size approximately 750m²
- ✓ Property size approximately 57m²
- ✓ Planning Reference 23/01564/FLL
- ✓ Quiet location
- ✓ Close to amenities
- ✓ Modern design
- ✓ Rare to the market
- ✓ Architects plans and proposed imagery available online



Floorplans



The following 2 Images are by Kelliston Developers Ltd



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 01796 54 80 14

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

*The only Perthshire estate agent **available 7 days until 9pm***

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