



Buy your next home with Next Home

Leading Perthshire Estate Agency

53 Appin Place, Aberfeldy, PH15 2AH

Offers over £165,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

53 Appin Place, Aberfeldy, PH15 2AH

Many thanks for your interest with 53 Appin Place, Aberfeldy, PH15 2AH.

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 renowned 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.

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.



Property Summary

Located in a quiet, established residential area this well-presented 3-bedroom end-terraced villa offers comfortable living in a sought-after setting.

The property features an entrance vestibule with storage cupboards; hall; bright and spacious lounge with French doors to the garden; spacious breakfasting kitchen with large cupboard off; three generous bedrooms and family bathroom.

There is double glazing and electric heating throughout.

The property is ideal for families, first-time buyers or those looking to downsize.

Externally, it benefits from private enclosed garden space with timber shed. Parking is available adjacent to the property.

The property is located close to local amenities and schools and viewing is highly recommended.



Key property features

- ✓ End Terraced Villa
- ✓ Bright lounge with French doors to the garden
- ✓ Breakfasting Kitchen
- ✓ 3 Bedrooms
- ✓ Bathroom with white suite
- ✓ Enclosed Garden
- ✓ Double Glazing & Electric Heating
- ✓ Parking adjacent
- ✓ Close to all amenities
- ✓ Excellent Family Home









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

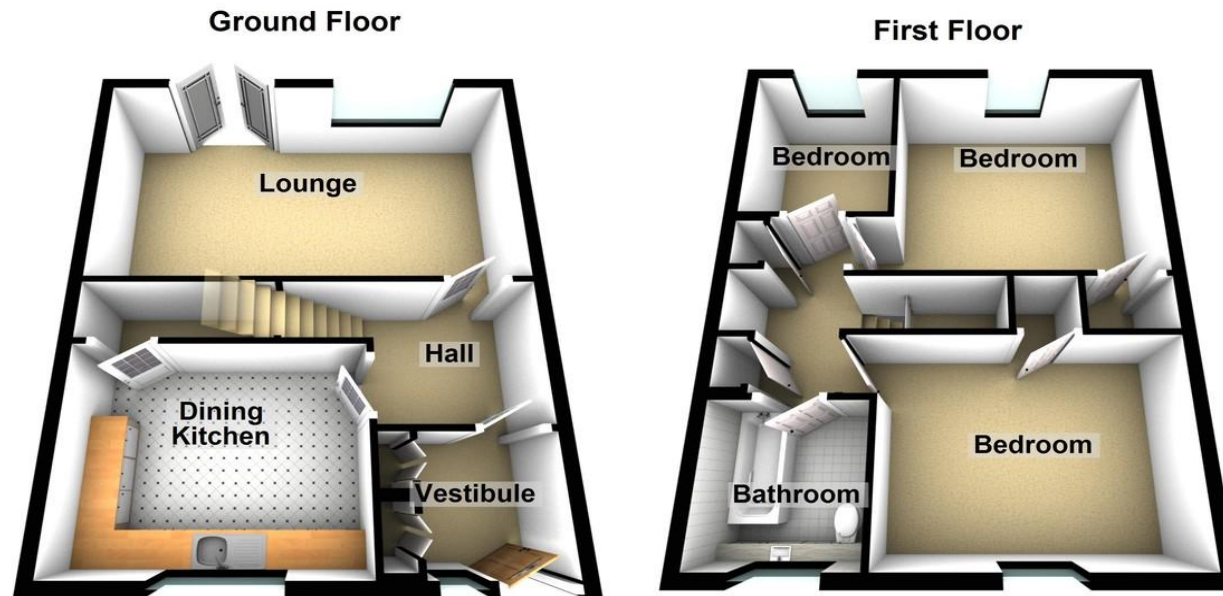
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

LOUNGE

18' 4" x 11' 10" (5.59m x 3.61m)

BREAKFASTING KITCHEN

11' 6" x 9' 6" (3.51m x 2.9m)

VESTIBULE

6' 7" x 6' 3" (2.01m x 1.91m)

BEDROOM

12' 10" x 11' 10" (3.91m x 3.61m)

BEDROOM

12' 10" x 9' 7" (3.91m x 2.92m)

BEDROOM

8' 11" x 8' 10" (2.72m x 2.69m)

BATHROOM

6' 4" x 5' 11" (1.93m x 0m)

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

The only Perthshire estate agent available 7 days until 9pm

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