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Leading Perthshire Estate Agency

3 Struan House, Old Crieff Road, Aberfeldy, PH15 2DH

Offers over £80,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 3 Struan House, Old Crieff Road, Aberfeldy, PH15 2DH.

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

A rare opportunity to purchase this deceptively spacious GROUND FLOOR STUDIO APARTMENT situated in the centre of the popular town of Aberfeldy.

The property is immaculately presented and the accommodation comprises entrance vestibule with excellent storage; large open plan lounge/diner with front facing window and ample space for a range of free-standing furniture; double bedroom located off the lounge area with 2 storage cupboards and door to the rear small decking area; modern shower room with wide shower cubicle and white suite.

A split level leads to the sizeable breakfasting kitchen which is fitted with a range of modern wall and base units incorporating a gas hob, integrated oven/grill and space for a fridge/freezer, washing machine and slimline dishwasher together with breakfast bar.

There is gas central heating and partial double glazing throughout.

Early viewing is essential.



Key property features

- ✓ Central location
- ✓ Ground floor self contained studio apartment
- ✓ Spacious accommodation
- ✓ Open plan living area
- ✓ Large breakfasting kitchen
- ✓ Modern shower room
- ✓ Gas Central Heating
- ✓ Excellent storage
- ✓ Perfect first/investment purchase or holiday home
- ✓ Close to all amenities









Have a property to sell?

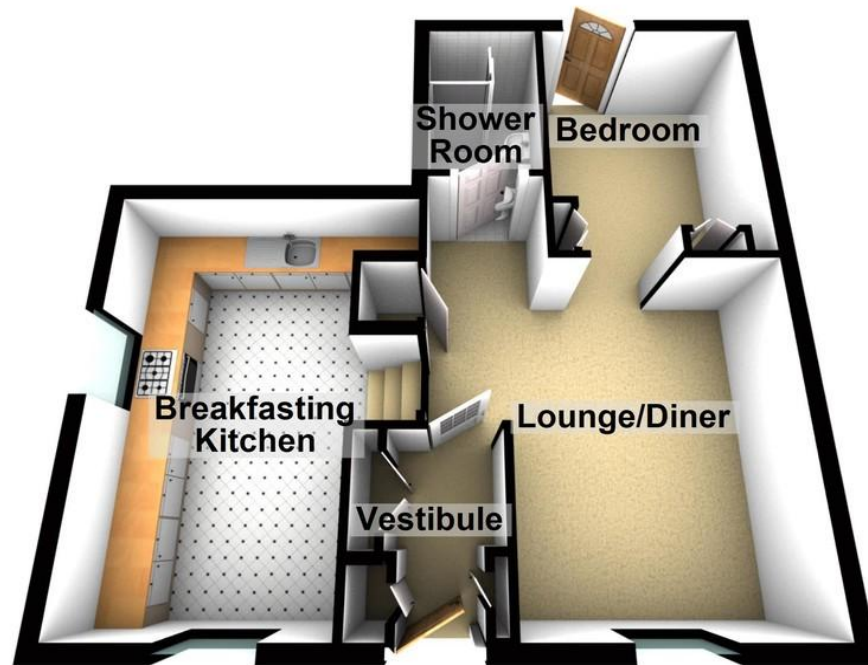
An expert from our local branch will provide you with the most accurate valuation.

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Floorplans

Floor Plan



Property Room Sizes

VESTIBULE

5' 5" x 5' 2" (1.65m x 1.57m)

LOUNGE/DINING AREA

13' 10" x 13' 8" (4.22m x 4.17m)

BREAKFASTING KITCHEN

14' 0" x 8' 5" (4.27m x 2.57m)

DOUBLE BEDROOM AREA

13' 2" x 8' 6" (4.01m x 2.59m)

SHOWER ROOM

12' 0" x 4' 10" (3.66m x 1.47m)

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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