



Muilleach, 1 Chapel Street, Aberfeldy, PH15 2AS

Offers Over £180,000

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NEXTHOME
ESTATE & LETTING AGENTS

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Muilleach, 1 Chapel Street, Aberfeldy, PH15 2AS

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First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Located in the heart of Aberfeldy, Muilleach enjoys an excellent position within easy walking distance of the town's shops, cafés, restaurants and everyday amenities.

Aberfeldy is a vibrant Highland Perthshire town set on the banks of the River Tay and surrounded by spectacular countryside. Local attractions include the Birks of Aberfeldy, Dewar's Aberfeldy Distillery and nearby Castle Menzies, while the surrounding area offers fantastic opportunities for walking, cycling, fishing and other outdoor pursuits.

The town has both primary and secondary schooling, leisure facilities and a strong local community. Pitlochry is approximately 15 miles away, while Perth is around 30 miles, making Aberfeldy an ideal base for enjoying everything Highland Perthshire has to offer.





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Property Summary

Muilleach is a beautifully presented three-bedroom home set over three levels, right in the heart of Aberfeldy.

Recently redecorated throughout, the property combines generous accommodation with a fresh, modern finish and benefits from a newly fitted kitchen, shower room, en-suite bathroom, fresh décor and new carpets.

The ground floor opens into an entrance hall with useful understairs storage and access to a well-proportioned double bedroom.

Stairs lead to a mid-level landing where there is a newly fitted shower room, before continuing to the first floor. Here, the spacious lounge enjoys a front-facing window and leads through to the newly fitted kitchen.

Also on this level is the generous principal bedroom, which benefits from a walk-in wardrobe with power and its own en-suite bathroom.

Further stairs lead to the upper level, where the former attic space has been transformed into a spacious third double bedroom, adding excellent flexibility to the accommodation.

With three double bedrooms, modern upgrades and an enviable central location, this is a characterful and versatile home within easy reach of everything Aberfeldy has to offer.



Key property features

- ✓ Three-bedroom home
- ✓ In the heart of Aberfeldy
- ✓ New fitted kitchen, en-suite and shower room
- ✓ Chain free
- ✓ Ideal for a range of buyers
- ✓ Spacious rooms throughout
- ✓ Principal en-suite & walk-in wardrobe
- ✓ Fresh paint, new door and fresh carpets
- ✓ Rare to the market
- ✓ Ideal for a first-time buyer















Have a property to sell?

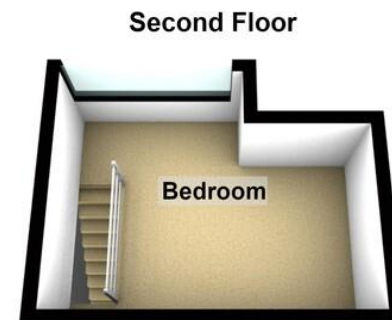
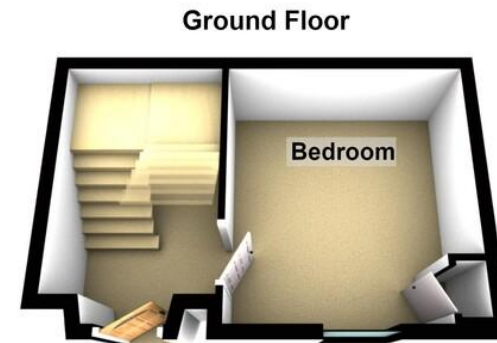
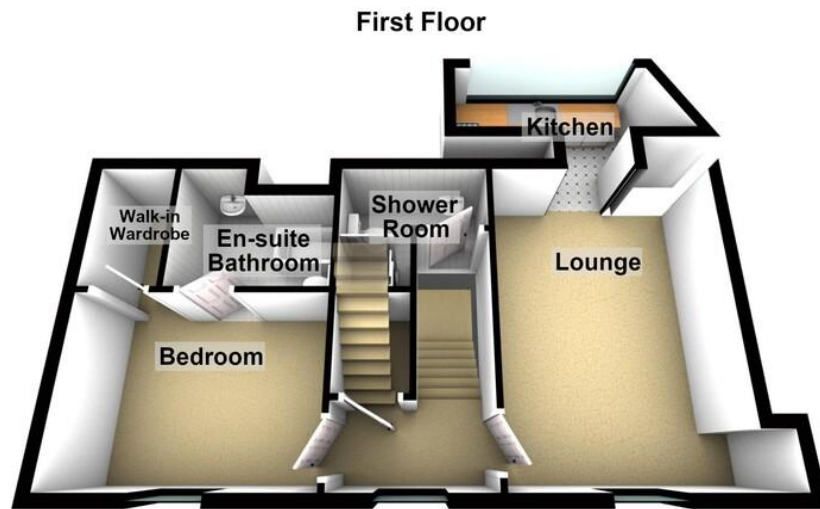
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Floorplans



Property Room Sizes

ENSUITE

ENTRANCE HALL

BEDROOM(GROUND FLOOR)

14' 5" x 11' 9" (4.4m x 3.6m)

LOUNGE/DINER

15' 5" x 12' 1" (4.7m x 3.7m)

KITCHEN

14' 5" x 5' 6" (4.4m x 1.7m)

BEDROOM

10' 9" x 11' 5" (3.3m x 3.5m)

ENSUITE

WALK-IN WARDROBE

5' 10" x 3' 3" (1.8m x 1m)

BEDROOM(ATTIC)

18' 0" x 13' 9" (5.5m x 4.2m)

SHOWER ROOM

5' 6" x 4' 11" (1.7m x 1.5m)

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.



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