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Leading Perthshire Estate Agency

Glencona, Taybridge Terrace, Aberfeldy, PH15 2BS

Offers Over £435,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with Glencona, Taybridge Terrace, Aberfeldy, PH15 2BS.

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

Situated within one of the most sought-after residential areas of Aberfeldy, this charming semi-detached traditional villa enjoys lovely open views and offers a rare opportunity to acquire a character-filled home with exceptional potential.

Retaining many attractive period features including high ceilings, original cornicing, bay window shutters and large windows allowing for an abundance of natural light throughout. While the property would now benefit from a programme of modernisation, it provides the perfect canvas for purchasers looking to create a bespoke family home full of charm.

The accommodation comprises entrance vestibule; hall with under stair cupboard; spacious lounge with wood burning stove and feature bay window; dining room with dual aspect windows; breakfasting area; kitchen with AGA; rear utility; WC; porch; 3 bedroom and bathroom. There is a mixture of single and double glazing throughout. The property benefits from gas central heating.

Externally, the property is set within a substantial garden ground offering excellent outdoor space, ideal for families and gardening enthusiasts. A driveway provides off street parking.

The villa enjoys a peaceful yet convenient setting within easy reach of local amenities, schools, cafés and scenic countryside walks, all whilst benefiting from attractive views across the surrounding area.



Key property features

- ✓ Traditional semi-detached period villa
- ✓ Located within a popular residential area
- ✓ Large private garden grounds
- ✓ Lounge with feature bay window
- ✓ Dining room, breakfasting area, kitchen and rear porch
- ✓ 3 bedrooms
- ✓ Bathroom & WC
- ✓ Excellent opportunity to create a superb family home
- ✓ Sought-after location within easy reach of local amenities
- ✓ Rare to the market









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Have a property to sell?

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

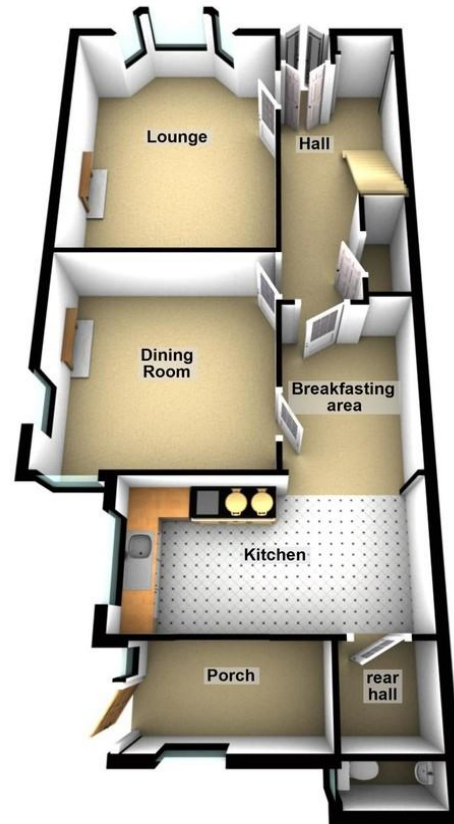


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Floorplans

Floor Plan



First Floor



Property Room Sizes

VESTIBULE

4' 1" x 1' 1" (1.24m x 0.33m)

HALL

16' 7" x 7' 4" (5.05m x 2.24m)

LOUNGE

20' 7" x 13' 10" (6.27m x 4.22m)

DINING ROOM

14' 11" x 13' 10" (4.55m x 4.22m)

BREAKFASTING AREA

9' 8" x 7' 4" (2.95m x 2.24m)

KITCHEN

13' 4" x 9' 1" (4.06m x 2.77m)

REAR HALL

7' 0" x 5' 11" (2.13m x 1.8m)

WC

5' 11" x 2' 1" (1.8m x 0.64m)

REAR PORCH

7' 6" x 7' 3" (2.29m x 2.21m)

BATHROOM

8' 7" x 7' 5" (2.62m x 2.26m)

BEDROOM

16' 1" x 13' 9" (4.9m x 4.19m)

BEDROOM

13' 3" x 11' 10" (4.04m x 3.61m)

BEDROOM

8' 9" x 7' 4" (2.67m x 2.24m)

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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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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