

# Buy your next home with Next Home

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Leading Perthshire Estate Agency

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

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Offers Over £65,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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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,  
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property open days.

# About the area

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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 750m<sup>2</sup> with planning permission for the erection of a small single story dwelling (approx. 57m<sup>2</sup>) 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.

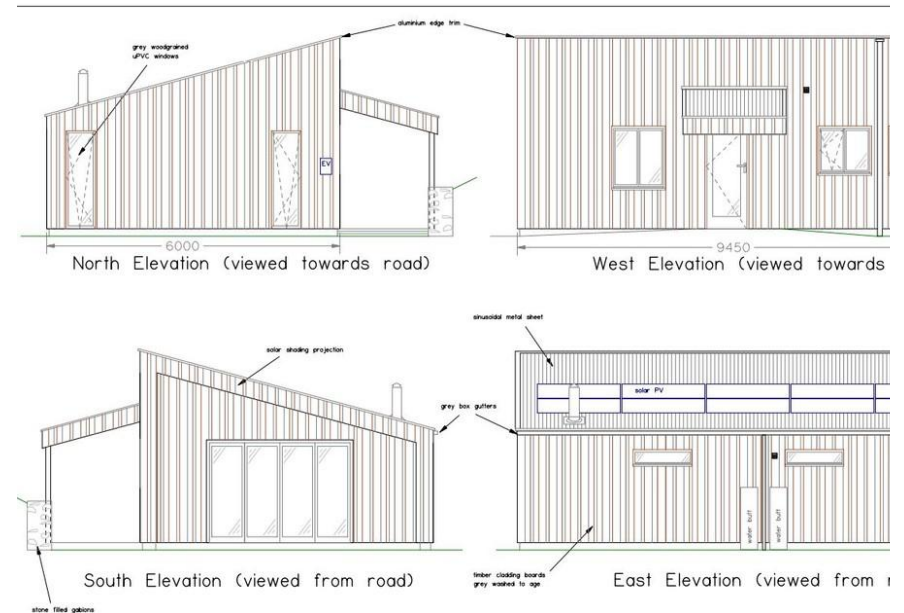
Services are available nearby.

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



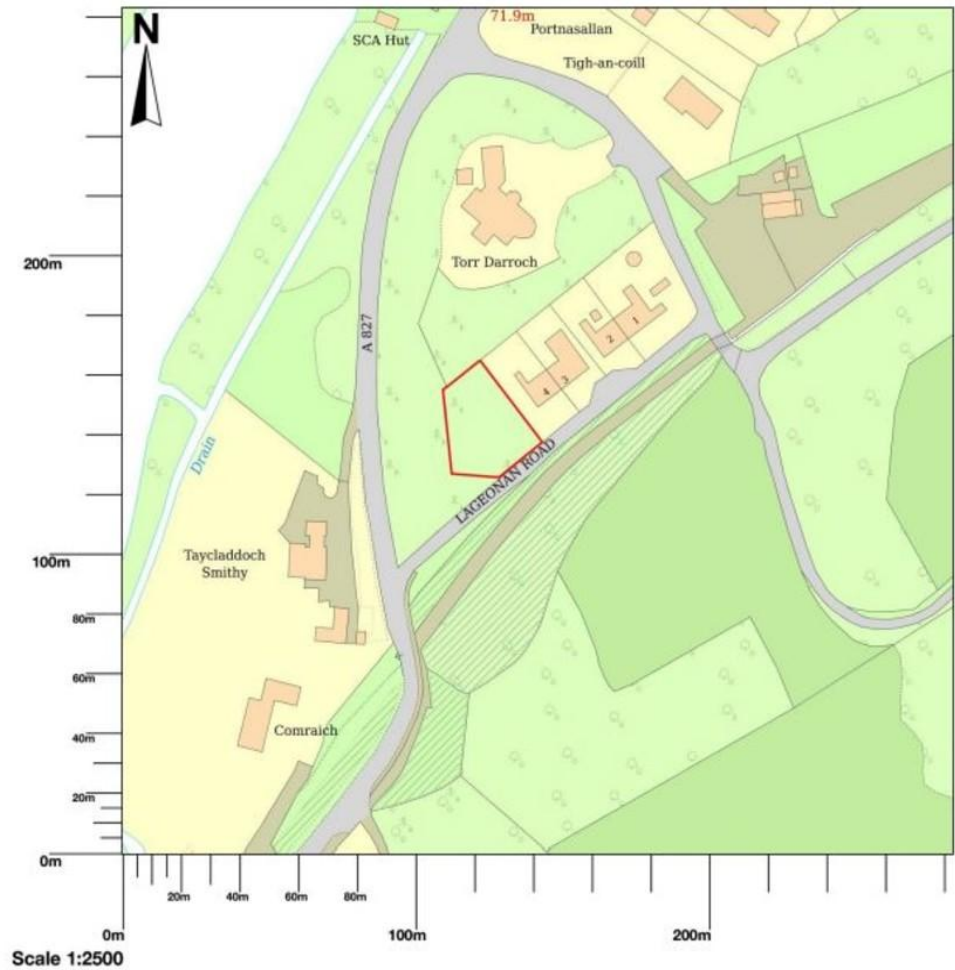
# Key property features

- ✓ Plot with Planning
- ✓ Permission for erection of small dwelling
- ✓ Plot size approximately 750m<sup>2</sup>
- ✓ Property size approximately 57m<sup>2</sup>
- ✓ Planning Reference 23/01564/FLL
- ✓ Quiet location
- ✓ Close to amenities
- ✓ Modern design
- ✓ Rare to the market
- ✓ Architects plans and proposed imagery available online



# Floorplans





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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47a Atholl Road, Pitlochry ..... 01796 54 80 14

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Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit: [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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