



18 Kenmore Street, Aberfeldy, PH15 2BL

Offers Over £185,000



NEXTHOME

ESTATE & LETTING AGENTS

Buying with Next Home

18 Kenmore Street, Aberfeldy, PH15 2BL

Many thanks for your interest with 18 Kenmore Street, Aberfeldy, PH15 2BL.

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

Aberfeldy is a highly desirable Highland Perthshire town, well known for its beautiful scenery, strong community and excellent range of local amenities.

The town offers a good selection of independent shops, cafés, restaurants, a supermarket, schools and leisure facilities, together with the renowned Birks of Aberfeldy and scenic walks along the River Tay.

Outdoor enthusiasts are well catered for, with walking, cycling, fishing and water sports all readily available in the surrounding countryside.

Aberfeldy is also well placed for access to Pitlochry, Perth and the wider road network, making it an excellent base for both permanent living and holidays.



Property Summary

18 Kenmore Street is a spacious three-bedroom mid-terraced townhouse offering well-proportioned accommodation over multiple levels, together with a private garden and a convenient position within Aberfeldy.

The main living accommodation is centred around a bright open-plan kitchen, dining and lounge area, creating a sociable and flexible space for everyday living and entertaining. The kitchen is fitted with a good range of units and worktop space, with the adjoining dining and lounge areas offering plenty of room for freestanding furniture.

The property provides three well-sized bedrooms, including a generous principal bedroom with its own en-suite shower room. The remaining bedrooms are versatile and would work equally well as guest rooms, children's bedrooms or home office space.

A modern family bathroom completes the accommodation, while further benefits include good natural light and a practical layout throughout.

Outside, the property enjoys its own private garden, providing useful outdoor space for relaxing, dining or gardening.

With its flexible accommodation, open-plan living space and central Aberfeldy setting, 18 Kenmore Street would make an excellent family home, first-time purchase, investment or holiday property.



Key property features

- ✓ Spacious three-bedroom mid-terraced townhouse
- ✓ Flexible accommodation arranged over multiple levels
- ✓ Bright open-plan kitchen, dining and lounge area
- ✓ Generous principal bedroom with en-suite shower room
- ✓ Two further well-proportioned bedrooms
- ✓ Modern family bathroom
- ✓ Private garden
- ✓ Excellent natural light throughout
- ✓ Central Aberfeldy location close to local amenities
- ✓ Ideal family home, first-time purchase, investment or holiday property









An aerial photograph of a suburban neighborhood with numerous houses, gardens, and streets. The image is covered with a semi-transparent blue filter. The houses are mostly two-story red-brick buildings with grey roofs. Some have white-painted sections or conservatories. The streets are paved, and there are green lawns and some trees scattered throughout the area.

Have a property to sell?

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

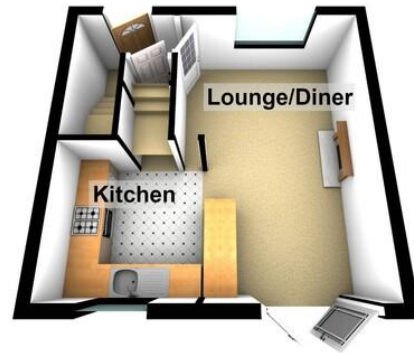


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Floorplans

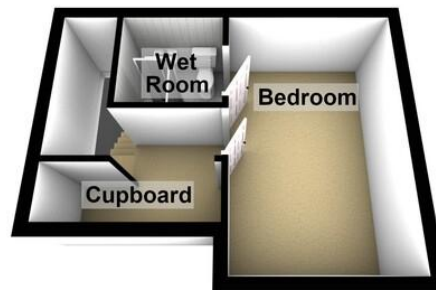
Ground Floor



First Floor



Second Floor





Property Room Sizes

Hall

LOUNGE/DINER

17' 4" x 11' 5" (5.3m x 3.5m)

KITCHEN

9' 2" x 8' 2" (2.8m x 2.5m)

BEDROOM

12' 1" x 8' 6" (3.7m x 2.6m)

BEDROOM

8' 2" x 6' 10" (2.5m x 2.1m)

BEDROOM

10' 2" x 16' 4" (3.1m x 5m)

ENSUITE

4' 7" x 4' 3" (1.4m x 1.3m)

BATHROOM

9' 2" x 4' 7" (2.8m x 1.4m)

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

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