



Buy your next home with Next Home

Leading Perthshire Estate Agency

Limebank, Garth, Fortingall, Aberfeldy, PH15 2NF

Offers Over £449,950


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with Limebank, Garth, Fortingall, Aberfeldy, PH15 2NF.

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 this SEMI DETACHED THREE BEDROOM FORMER STABLE which has been converted to form spacious and quirky accommodation within extensive garden grounds in a rural location and affording magnificent open views.

The accommodation comprises dining kitchen with AGA; lounge with wood burning stove; sunroom with underfloor heating; snug also with stove and utility room on the ground floor together with family bathroom, 3 double bedrooms, one with dressing area and an en-suite with under floor heating on the first floor.

Externally there is a large driveway and several useful outbuildings (one with previous planning permission), summer house and detached stone and slate one roomed annex (former dairy) with underfloor electric heating, WC, wash hand basin and shower which makes excellent ancillary accommodation.

The beautiful, tiered garden is landscaped with attractive patio areas and fish ponds and again offers excellent open views. Large driveway to accommodate several vehicles.



Key property features

- ✓ Semi detached converted former stable
- ✓ Stone and slate detached annex providing ancillary accommodation
- ✓ Additional outbuildings
- ✓ Magnificent Views
- ✓ Extensive landscaped garden grounds
- ✓ Parking for several vehicles
- ✓ Two wood burning stoves
- ✓ Oil CH and Partial underfloor electric heating
- ✓ Double Glazing & Solar panels
- ✓ Private septic tank & mains water supply

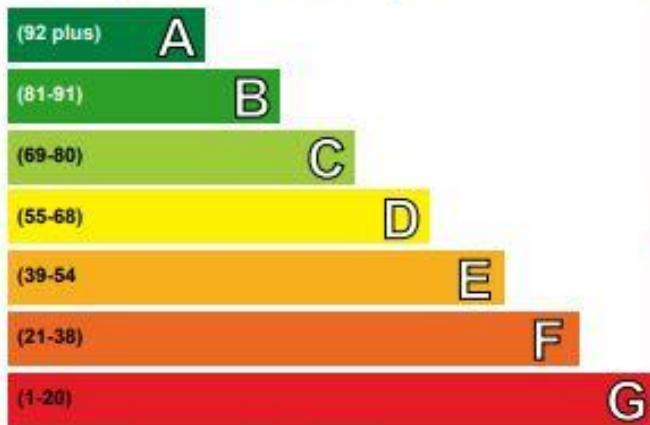








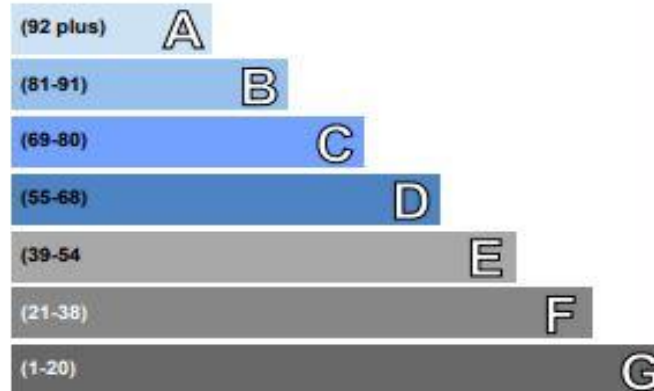
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
57	82

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
52	76

An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

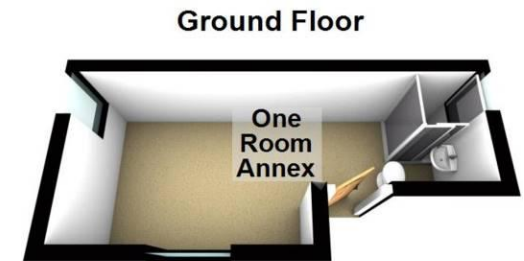
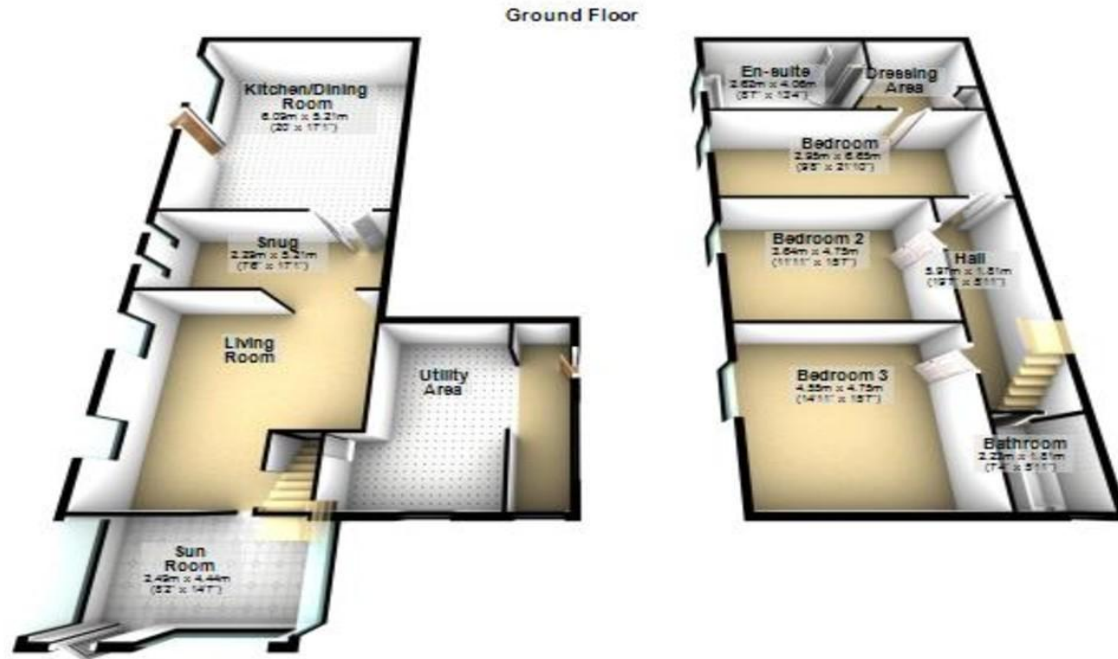
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

REAR HALL

7' 1" x 5' 11" (2.16m x 1.8m)

UTILITY ROOM

10' 2" x 3' 11" (3.1m x 1.19m)

DINING KITCHEN

20' 0" x 17' 1" (6.1m x 5.21m)

LOUNGE

16' 9" x 14' 9" (5.11m x 4.5m)

SUN ROOM

SNUG

16' 9" x 7' 2" (5.11m x 2.18m)

BEDROOM

16' 10" x 10' 4" (5.13m x 3.15m)

EN-SUITE

10' 2" x 7' 2" (3.1m x 2.18m)

DRESSING ROOM

7' 2" x 6' 7" (2.18m x 2.01m)

BEDROOM 2

13' 7" x 10' 3" (4.14m x 3.12m)

BEDROOM 3

10' 3" x 10' 3" (3.12m x 3.12m)

BATHROOM

7' 1" x 3' 11" (2.16m x 1.19m)

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

The only Perthshire estate agent available 7 days until 9pm

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