

# Buy your next home with Next Home

Leading Perthshire Estate Agency

16 Duntaylor Avenue, Aberfeldy, PH15 2BX

Offers Over £270,000



**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

16 Duntaylor Avenue, Aberfeldy, PH15 2BX

Many thanks for your interest with 16 Duntaylor Avenue, Aberfeldy, PH15 2BX.

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

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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

Next Home are delighted to bring this rare to the market 3 bedroom detached bungalow within the vibrant town of Aberfeldy.

The property offers stunning views to the surrounding countryside and is situated on a generous sized corner plot. The accommodation is set on the one level and comprises: Entrance vestibule, hallway with storage which gives access to all accommodation on offer, open plan lounge/dining area with front and rear windows offering views and allows natural light to flood the room, kitchen, utility area, 3 doubles bedrooms with a toilet off bedroom one and a shower room.

To the outside there is off street provided by a driveway that can fit 2/3 cars which leads to a single garage. There are garden grounds to the front, side and rear with the rear garden being a mixture of lawn and chipped for ease maintenance with timber fencing to offer privacy.



# Key property features

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- ✓ 3 double bedrooms
- ✓ Bright Lounge & Dining room
- ✓ Popular residential area
- ✓ Bungalow
- ✓ Private rear garden
- ✓ Picturesque views
- ✓ Close to all local amenities
- ✓ Ideal holiday home
- ✓ Single garage
- ✓ Corner plot









# Have a property to sell?

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



# Floorplans

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# Property Room sizes

## ENTRANCE VESTIBULE

HALL

## LOUNGE AREA

13' 5" x 12' 7" (4.09m x 3.84m)

## DINING AREA

12' 3" x 9' 6" (3.73m x 2.9m)

## KITCHEN

12' 5" x 8' 9" (3.78m x 2.67m)

## UTILITY ROOM

8' 5" x 6' (2.57m x 1.83m)

## BEDROOM

14' 6" x 11' 8" (4.42m x 3.56m)

## BEDROOM

12' 2" x 9' 5" (3.71m x 2.87m)

## BEDROOM

12' 2" x 9' 5" (3.71m x 2.87m)

## SHOWER ROOM

8' 9" x 6' 9" (2.67m x 2.06m)

## TOILET

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](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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Ombudsman Scheme