

# Buy your next home with Next Home

Leading Perthshire Estate Agency

5a Kenmore Street, Aberfeldy, PH15 2BL

Offers Over £80,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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5a Kenmore Street, Aberfeldy, PH15 2BL

Many thanks for your interest in  
5a 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 renown 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 01764 42 43 44.

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

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We are delighted to bring to the market this immaculately presented OPEN PLAN ONE BEDROOM APARTMENT situated within the picturesque town of Aberfeldy. The property would make an excellent starter or holiday home and is ideally placed close to the centre of town.

The accommodation comprises open plan living, and kitchen space fitted with wall and base units, contrasting work surfaces and integrated appliances including fridge/freezer, microwave, oven, hob, and extractor together with a slimline dishwasher.

A further feature of the room is the wood burning stove. The double bedroom has the benefit of fitted storage units and there is a window and door to the external balcony providing an ideal haven for relaxing during the summer months. The shower room has a white suite and fitted vanity unit for further storage.

The property also pertains a store and utility room on the ground floor with fitted units, sink, power, and light. Viewing is highly recommended.



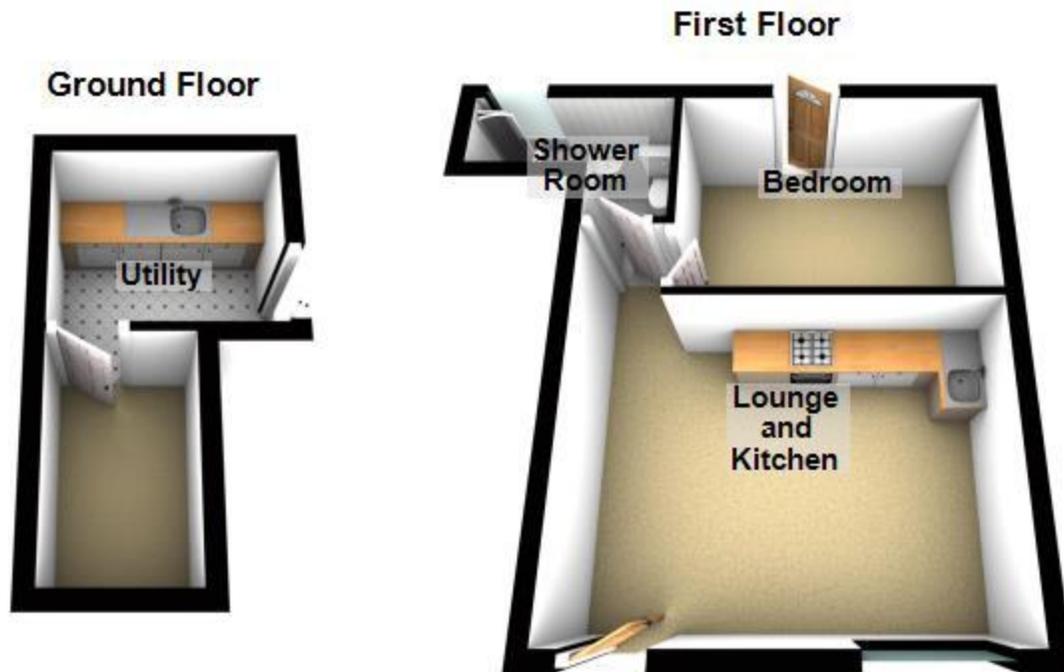
# Key property features

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- ✓ One bedroom Apartment
- ✓ Open plan living area with modern kitchen
- ✓ Integrated appliances
- ✓ Wood burning stove
- ✓ Double bedroom with storage
- ✓ Shower room
- ✓ Utility Room & Store with power, light, sink and worksurfaces
- ✓ Balcony with seating area
- ✓ Electric heating
- ✓ On Street Parking



# Floorplans





# Property Room Sizes

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LIVING AREA WITH KITCHEN 12' 10" X 12' 3" (3.91M X 3.73M)

BEDROOM 9' 0" X 7' 7" (2.74M X 2.31M)

SHOWER ROOM 7' 9" X 5' 1" (2.36M X 1.55M)

UTILITY ROOM 7' 7" X 5' 10" (2.31M X 1.78M)

ADDITIONAL STORE 8' 0" X 5' 1" (2.44M X 1.55M)

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 ..... 01796 54 80 14

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)

*The only Perthshire estate agent **available 7 days until 9pm***

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