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Leading Perthshire Estate Agency

The Steading, , Balhomais Farm, Aberfeldy, PH15 2JE

Offers Over £495,000

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NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home

The Steading, , Balhomais Farm, Aberfeldy, PH15
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Next Home Estate Agents dedicate
themselves to be available when you are,
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We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home 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, 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.





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Property Summary

Next Home are delighted to bring this architectural designed 4 bedroom detached barn conversion positioned on an elevated site benefiting from stunning views to the market.

The conversion was carried out in 2003 and offers very spacious and well thought out accommodation comprising: A modern fully fitted kitchen with island which flows effortlessly to a spacious dining area. There is a large sitting room, a woodburning stove, space for a variety of free standing furniture with French doors giving access to the conservatory which is ideal for taking in the views all year round and gives direct access to the garden grounds.

The inner hall gives access to: a utility room which houses the Bio-mass boiler, Bedroom/study, w/c and a large double bedroom with built in wardrobes, dual aspect windows allowing natural light and views to flood the room and a newly fitted en-suite shower room.

The 1st floor of the property has a large landing that can be used as an additional study and gives access to the rear garden. There are also 2 double bedrooms which both have en-suites.

The property sits on elevated south facing site which enjoys lovely views of the surrounding countryside. There is a well-established garden which has a variety of mature shrubbery and plants. Parking can be found to the front for multiple cars.



Key property features

- ✓ 3 en-suites
- ✓ Converted barn conversion
- ✓ Open plan kitchen/dining
- ✓ Conservatory
- ✓ Elevated plot with lovely views
- ✓ Popular area
- ✓ Close to local amenities
- ✓ Solar panels
- ✓ Good sized garden
- ✓ Bio-mass Boiler











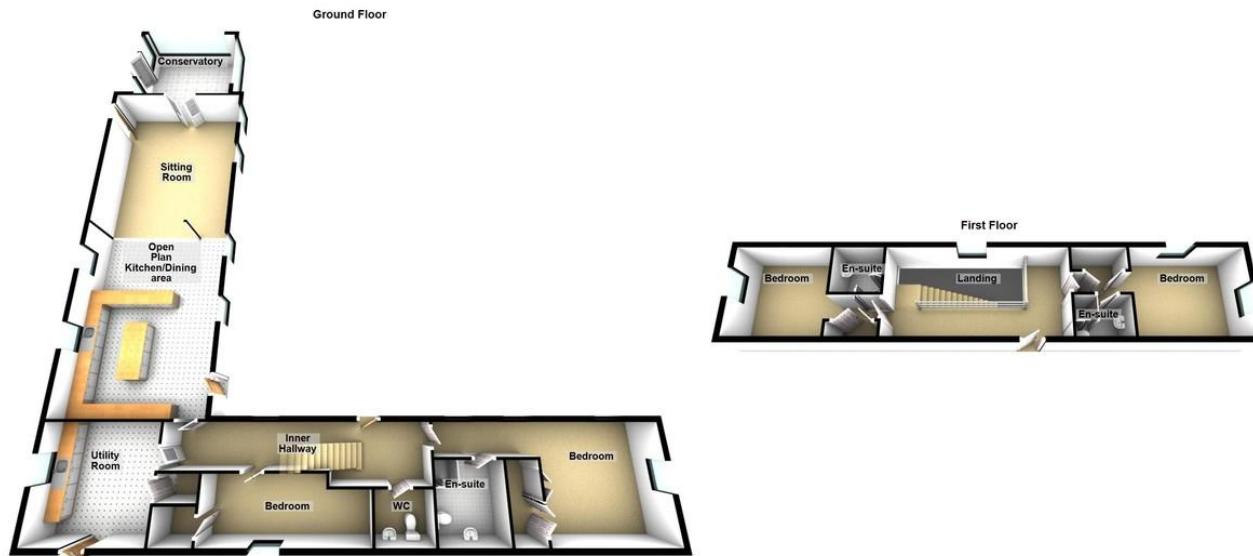


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Floorplans



Property Room sizes

OPEN PLAN KITCHEN/DINING ROOM

28' 5" x 13' 1" (8.66m x 3.99m)

SITTING ROOM

21' 5" x 12' 10" (6.53m x 3.91m)

CONSERVATORY

14' 3" x 12' 2" (4.34m x 3.71m)

UTILITY ROOM

12' 9" x 10' 1" (3.89m x 3.07m)

BEDROOM

23' 7" x 12' 11" (7.19m x 3.94m)

ENSUITE

BEDROOM

18' 11" x 12' 11" (5.77m x 3.94m)

ENSUITE

BEDROOM

16' 7" x 12' 9" (5.05m x 3.89m)

ENSUITE

BEDROOM/STUDY

13' 10" x 6' 5" (4.22m x 1.96m)

WC

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:

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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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