



# Buy your next home with Next Home

Leading Perthshire Estate Agency

26 Hutchison Avenue, Aberfeldy, PH15 2FF

Offers Over £365,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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26 Hutchison Avenue, Aberfeldy, PH15 2FF

Many thanks for your interest with 26 Hutchison Avenue, Aberfeldy, PH15 2FF.

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 reknown 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.



# Next Home your number 1 choice for property sales



FREE Valuations



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

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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.





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# Property Summary

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Next Home are delighted to bring this immaculately presented and newly constructed 4 bedroom detached villa situated in the sought after area of Aberfeldy.

The property is situated on a generous sized corner plot and offers modern and spacious accommodation comprising: entrance vestibule with large cupboard, a welcoming entrance hall gives access to all rooms on the ground floor, a very spacious lounge with room for a variety of free standing furniture with access to the garden provided by French sliding doors, a lovely open plan fully fitted kitchen/diner that has been upgraded with 'Quartz' worktops, utility room and w/c. On the upper levels there are 4 double bedrooms and a family bathroom with bedroom 1 providing an en-suite shower room and a dressing room.

The rear garden is fully enclosed with a large lawn for ease of maintenance and a patio.

There is off street parking provided via a large gravelled driveway.



# Key property features

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- ✓ New build
- ✓ Immaculately presented
- ✓ Corner plot
- ✓ Ideal family home
- ✓ Spacious rooms through out
- ✓ Sought after area
- ✓ En-suite
- ✓ Open plan living
- ✓ Chain free
- ✓ GCH



















An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

# Have a property to sell?

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

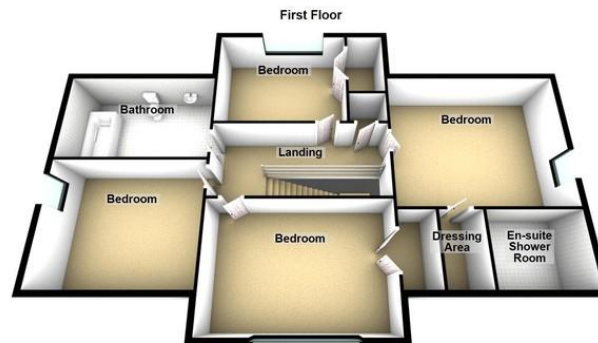
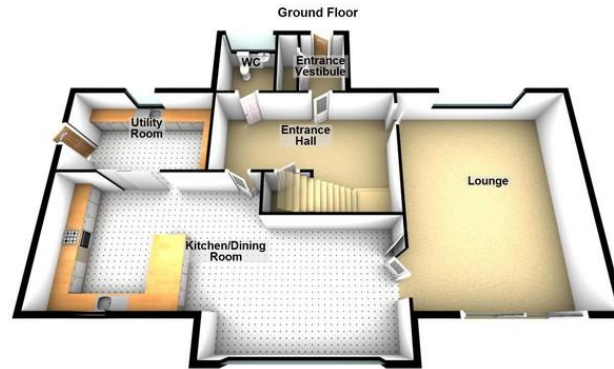


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# Floorplans

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# Property Room sizes

## ENTRANCE VESTIBULE

4' 11" x 5' 10" (1.5m x 1.8m)

## ENTRANCE HALL

14' 1" x 11' 1" (4.3m x 3.4m)

## LOUNGE

17' 4" x 12' 9" (5.3m x 3.9m)

## KITCHEN AREA

10' 5" x 13' 5" (3.2m x 4.1m)

## DINING AREA

12' 9" x 10' 2" (3.9m x 3.1m)

## UTILITY ROOM

9' 2" x 6' 2" (2.8m x 1.9m)

## BEDROOM

12' 9" x 10' 9" (3.9m x 3.3m)

## ENSUITE

7' 2" x 5' 10" (2.2m x 1.8m)

## DRESSING ROOM

5' 10" x 4' 3" (1.8m x 1.3m)

## BEDROOM

12' 9" x 10' 2" (3.9m x 3.1m)

## BEDROOM

10' 5" x 9' 6" (3.2m x 2.9m)

## BEDROOM

10' 2" x 9' 6" (3.1m x 2.9m)

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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