



Buy your next home with Next Home

Leading Perthshire Estate Agency

Plot at Tigh Na Allt, Dunkeld Road, Aberfeldy, PH15 2AQ

Offers in the region of £99,950.00

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Plot at Tigh Na Allt, Dunkeld Road, Aberfeldy, PH15 2AQ

Many thanks for your interest with Plot at Tigh Na Allt, Dunkeld Road, Aberfeldy, PH15 2AQ.

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 purchase this level plot extending to a total area of 430 m². There is planning permission to erect a 1 ½ storey detached domestic dwelling with two double bedrooms and bathroom on the 1st floor, with an open plan living space consisting of Kitchen / Dining and Living Room area on the ground floor together with a utility room and WC (Planning Reference 22/00328/FLL). There is architectural plan available for a 3-bedroom option layout, however this would have to be approved by the local planning department. There is a mature wooded tree lined boundary with a natural water course to the East and the water course also runs across the site between the drive area and the front of the property. It is proposed to form a feature of the burn by Natural armour stone walls and to a timber foot bridge link from the driveway to the front of the house making a very quirky feature. There will be parking for two vehicles with a turning facility.

The new proposal is for a contemporary design using traditional sustainable materials of slate, render and timber. The design is intended to be of high standards and with energy efficiency in mind. This creates a building with a very low heating / energy requirement. An electricity main, mains water supply and private or mains drainage is nearby.



Key property features

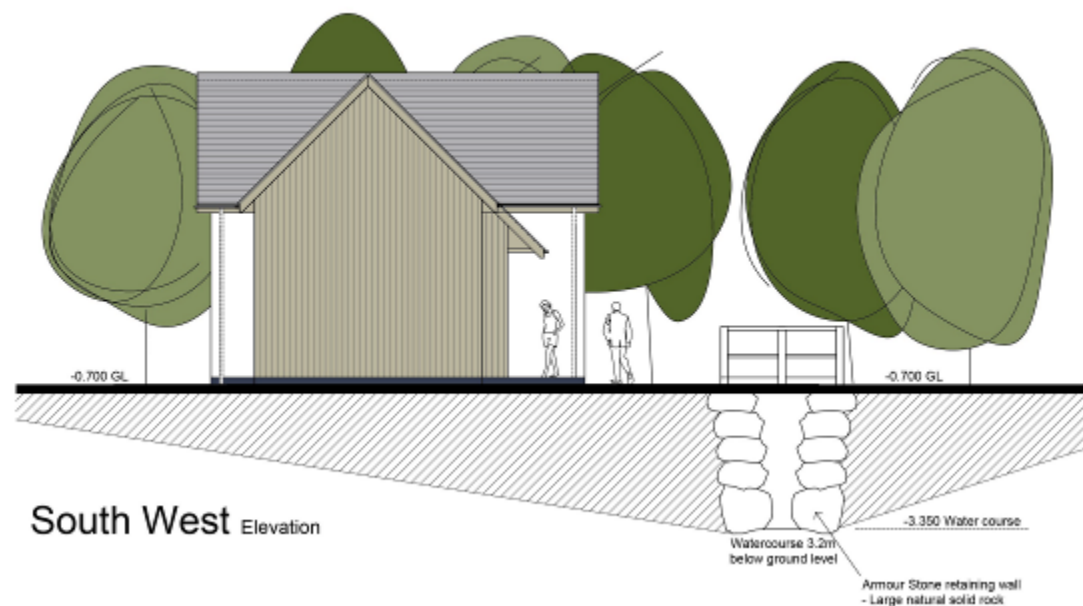
- ✓ Level Plot extending to approximately 430m²
- ✓ Quiet Location
- ✓ Lovely open Views
- ✓ Planning Permission granted for a detached dwelling house
- ✓ Private Road leading to just 4 other properties
- ✓ Contemporary design
- ✓ Services nearby
- ✓ Energy efficient build
- ✓ Close to amenities
- ✓ Rare to the market







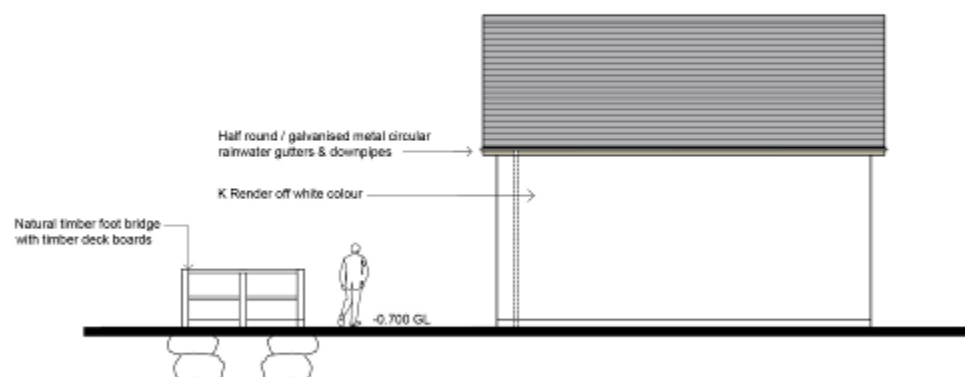
South East Elevation



South West Elevation



North West Elevation



North East Elevation



Site Plan 1:200 scale

An aerial photograph of a suburban residential area, featuring numerous houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some trees. A semi-transparent blue filter is applied over the entire image to make the white text stand out.

Have a property to sell?

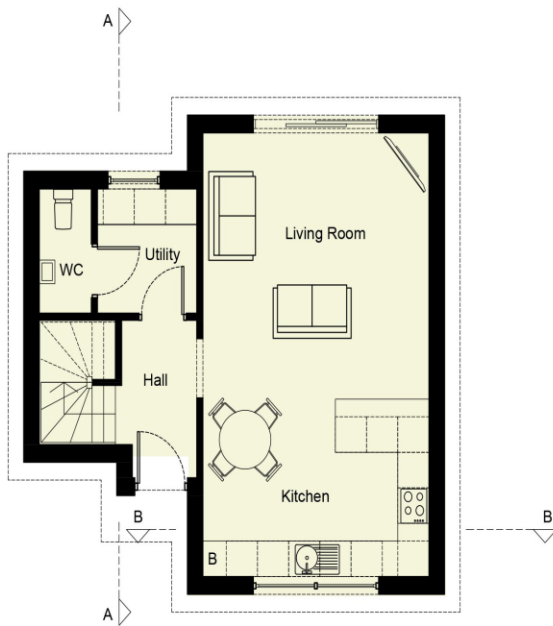
An expert from our local branch will provide you with
the most accurate valuation.



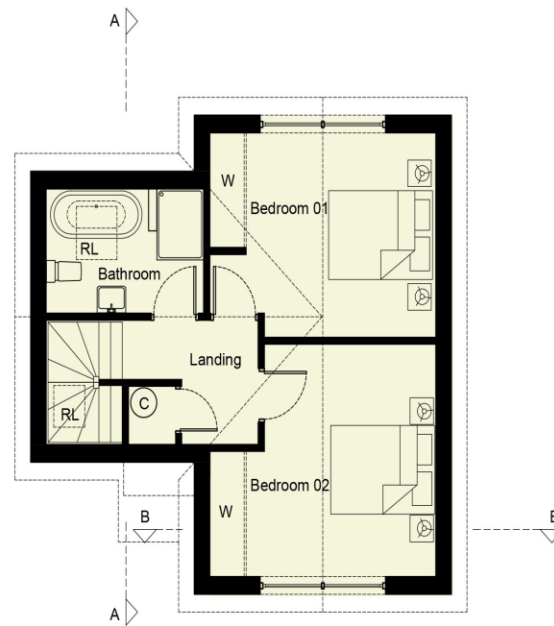
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Floorplans



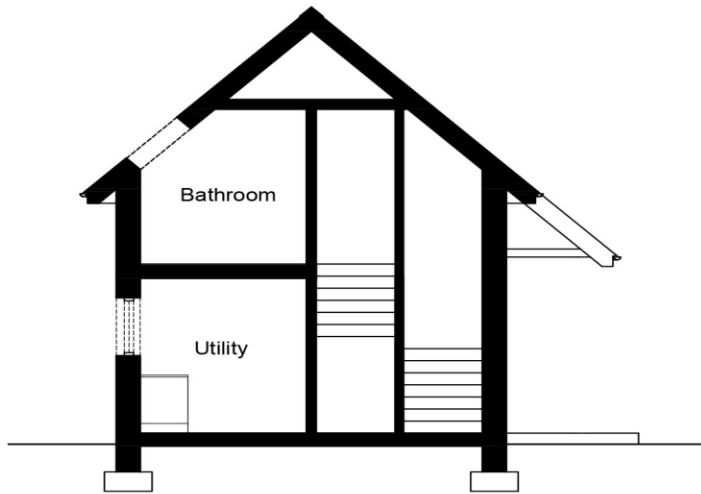
Ground Floor Plan 1:100 scale



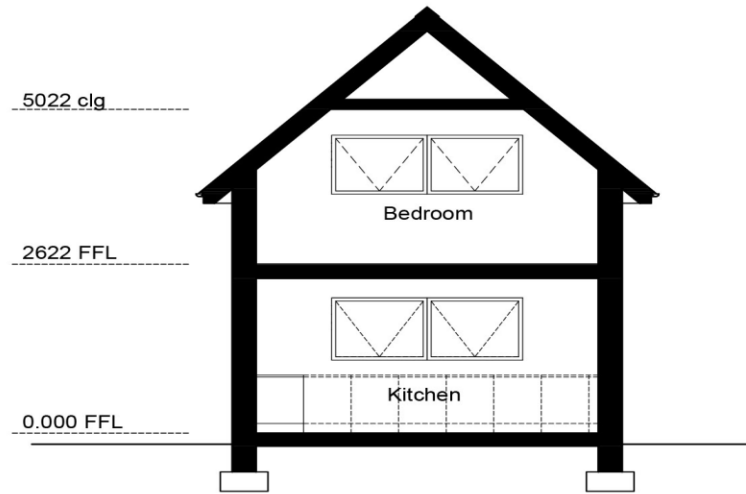
First Floor Plan 1:100 scale



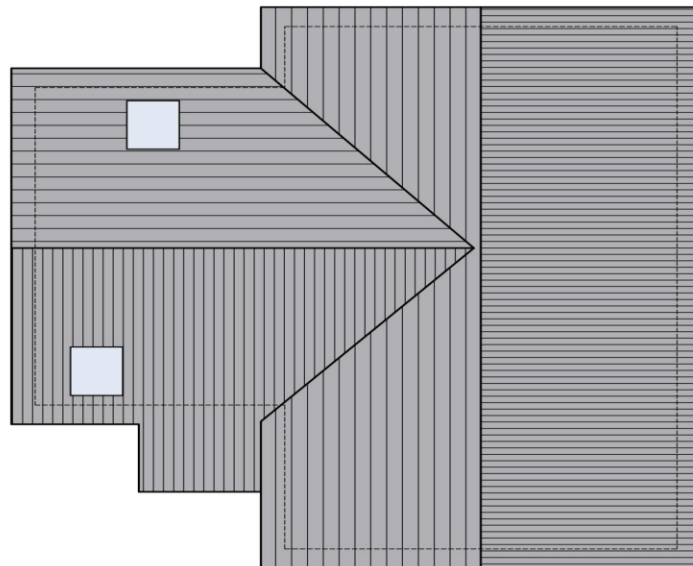
Option 2 3 Bed option plan
(subject to planning)



Section AA 1:100 scale



Section BB 1:100 scale



Roof plan

Materials:

Roof
Walls

Windows / Doors
Gutters & Downpipes

Natural grey slate
Off white Render finish
Natural timber boarding

High performance double glazed timber
Galvanized recycled steel.



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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