



Buy your next home with Next Home

Leading Perthshire Estate Agency

2 Old Station Court, Appin Place, Aberfeldy, PH15 2FB

Offers Over £175,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

2 Old Station Court, Appin Place, Aberfeldy,
PH15 2FB

Many thanks for your interest in
2 Old Station Court, Appin Place,
Aberfeldy, PH15 2FB.

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

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

We are delighted to bring to the market this beautifully presented TWO BEDROOM MID TERRACED COTTAGE situated within the highly desirable town of Aberfeldy.

The bright accommodation comprises spacious lounge with front facing window and 3 storage cupboards; dining kitchen with integrated oven, hob and extractor together with space for further appliances; WC with white suite; 2 double bedrooms with fitted wardrobes and modern shower room on the first floor.

There is double glazing and gas central heating throughout.

Externally there is a driveway to the front providing off street parking.

The property would make an excellent first or investment purchase and early viewing is highly recommended.

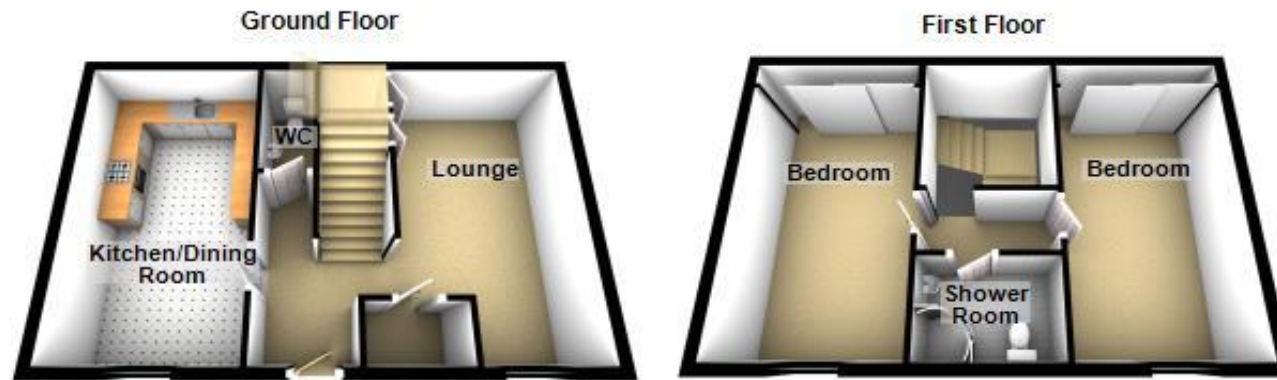


Key property features

- ✓ Mid Terraced Cottage
- ✓ Dining Kitchen
- ✓ Bright lounge
- ✓ WC and Shower Room
- ✓ 2 Double Bedrooms
- ✓ Double Glazing & Gas Central Heating
- ✓ Driveway
- ✓ Rare to the market
- ✓ Close to amenities
- ✓ Excellent first or investment purchase



Floorplans





Property Room Sizes

LOUNGE 17' 1" X 14' 10" (5.21M X 4.52M)

WC 5' 3" X 2' 10" (1.6M X 0.86M)

DINING KITCHEN 17' 0" X 7' 8" (5.18M X 2.34M)

BEDROOM 15' 2" X 7' 10" (4.62M X 2.39M)

BEDROOM 15' 0" X 7' 8" (4.57M X 2.34M)

SHOWER ROOM 6' 5" X 6' 1" (1.96M X 1.85M)

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

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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