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Leading Perthshire Estate Agency

12 Ballinluggan, Acharn, Aberfeldy, PH15 2HT

Offers Over £220,000


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Buying with Next Home

12 Ballinlaggan, Acharn, Aberfeldy, PH15 2HT

Many thanks for your interest with 12 Ballinlaggan, Acharn, Aberfeldy, PH15 2HT.

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.

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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

Acharn is a hamlet in the Kenmore parish of Perth and Kinross. Its closest town is Aberfeldy which offers bus and road links via 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

Next Home are delighted to bring to the market this spacious 3 bedroom semi-detached bungalow situated in the rural and picturesque hamlet of Acharn, Aberfeldy.

The property is in walk-in condition and would make the ideal holiday home with spacious accommodation comprising: Entrance hall, lounge, spacious conservatory, modern fully fitted 'Wren' kitchen, 3 double bedrooms and a family bathroom.

There are low maintenance garden grounds to the side of the property.

The rear garden is fully paved with 2 storage units.

Additionally there is a fully floored that is ideal for conversion.



Key property features

- ✓ 3 double bedrooms
- ✓ Large conservatory
- ✓ Quiet location
- ✓ Ideal holiday home
- ✓ Chain free
- ✓ Attic conversion potential
- ✓ Close to Aberfeldy
- ✓ Rare to the market
- ✓ Spacious bungalow
- ✓ Wren kitchen













An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

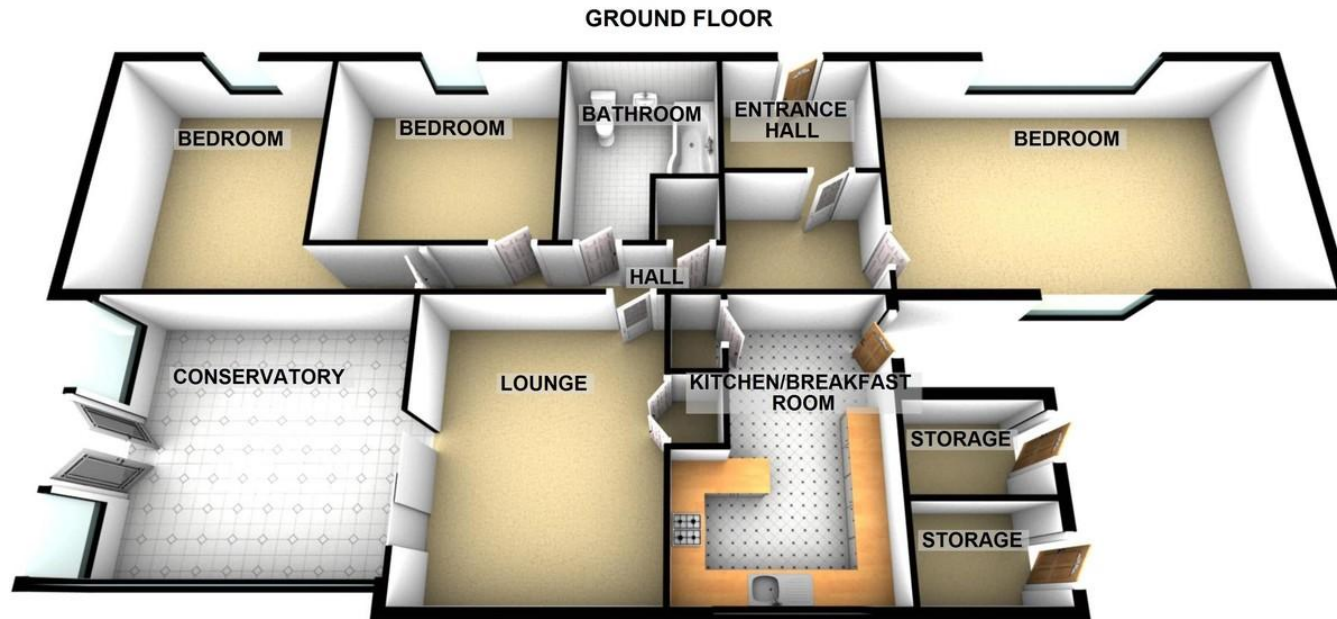
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

VESTIBULE

HALL

LOUNGE

15' 3" x 10' 3" (4.65m x 3.12m)

CONSERVATORY

11' 3" x 11' 1" (3.43m x 3.38m)

KITCHEN

15' 4" x 9' 5" (4.67m x 2.87m)

BEDROOM

16' 3" x 11' 9" (4.95m x 3.58m)

BEDROOM

12' 8" x 12' (3.86m x 3.66m)

BEDROOM

9' 9" x 8' 8" (2.97m x 2.64m)

BATHROOM

9' 5" x 5' 9" (2.87m x 1.75m)

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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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

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