



Buy your next home with Next Home

Leading Perthshire Estate Agency

7 Braeside Park, Aberfeldy, PH15 2DT

Offers Over £395,000


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ESTATE & LETTING AGENTS

Buying with Next Home

7 Braeside Park, Aberfeldy, PH15 2DT

Many thanks for your interest with 7 Braeside Park, Aberfeldy, PH15 2DT.

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 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.

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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

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 to the market this well presented 4 bedroom detached villa situated the sought after town of Aberfeldy.

The property would make an ideal family home with spacious accommodation set over 3 levels comprising: Vestibule, open plan hall, dining /kitchen area, utility room with stairs leading to the boot room and office space(formally the double garage). There is also a bright lounge with lovely views to the rear, 4 double bedrooms , 2 of which are en-suites, family shower room and a w/c.

The property occupied a generous sized plot with parking to the front for multiple vehicles.

The south facing garden benefits from wonder countryside views, large decking and patio area and an easy to maintain lawn.

Gas central heating and double glazing throughout.



Key property features

- ✓ 4 bedrooms
- ✓ Wonderful countryside views
- ✓ Popular residential area
- ✓ 2 en-suites
- ✓ Large rear garden
- ✓ Open plan kitchen/dining room
- ✓ Office space
- ✓ Utility room
- ✓ Ideal family home
- ✓ South facing rear garden













Have a property to sell?

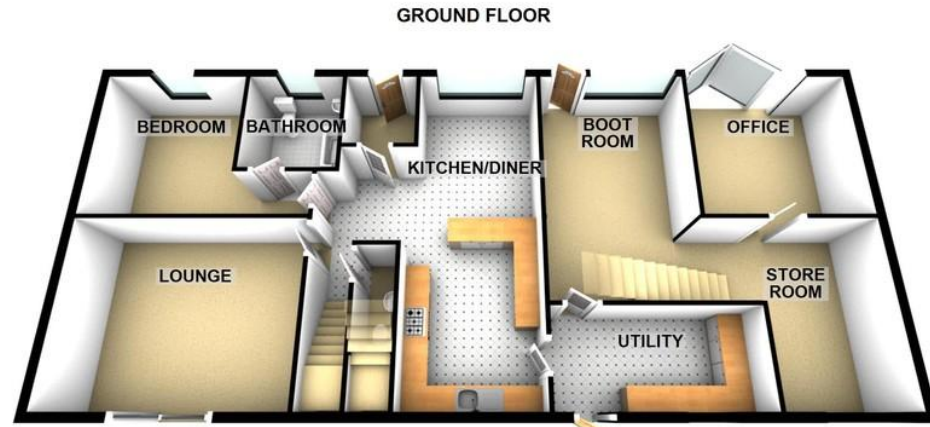
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

VESTIBULE

DINING AREA

13' 4" x 10' 8" (4.06m x 3.25m)

KITCHEN

14' 7" x 10' 2" (4.44m x 3.1m)

UTILITY ROOM

10' 1" x 6' 1" (3.07m x 1.85m)

LOUNGE

14' 4" x 14' 4" (4.37m x 4.37m)

OFFICE SPACE

9' 8" x 9' 8" (2.95m x 2.95m)

BOOT ROOM

11' 4" x 7' 2" (3.45m x 2.18m)

GARAGE STORAGE

17' 1" x 15' 1" (5.21m x 4.6m)

BEDROOM - DOWNSTAIRS

15' 7" x 10' 6" (4.75m x 3.2m)

ENSUITE

7' 9" x 6' 2" (2.36m x 1.88m)

PRINCIPAL BEDROOM

16' 9" x 14' 8" (5.11m x 4.47m)

ENSUITE

7' 6" x 7' 2" (2.29m x 2.18m)

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..... 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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