

Plots 8, 9 & 12 | Lower Apartments
Council Tax Band C

Old Fishers Laundry
Home Street, Aberfeldy, PH15 2AJ

**3 x 2 Bedroom
Self-Contained Flats**

Each 58 Sq.m(624 Sq.ft)

Offers in the region of **£450,00**
representing substantial discount on
gross combined value

Strong Rental Market

TERMS: Offers in the region of £450,000 for our client's heritable interest in all 3 flats. There is a planning condition the properties require to be let at 100% of mid-market rent for a period of 7.5years.

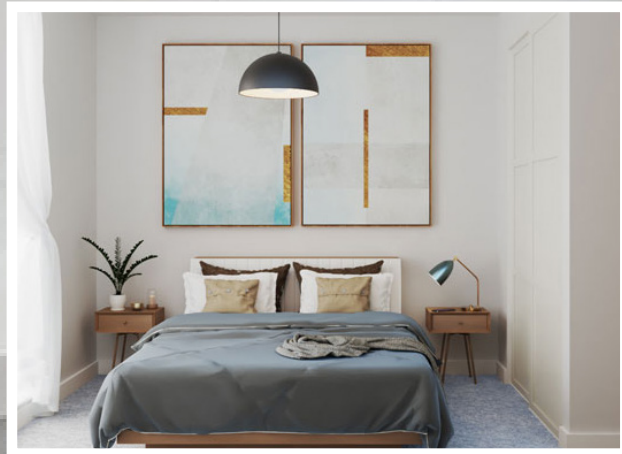
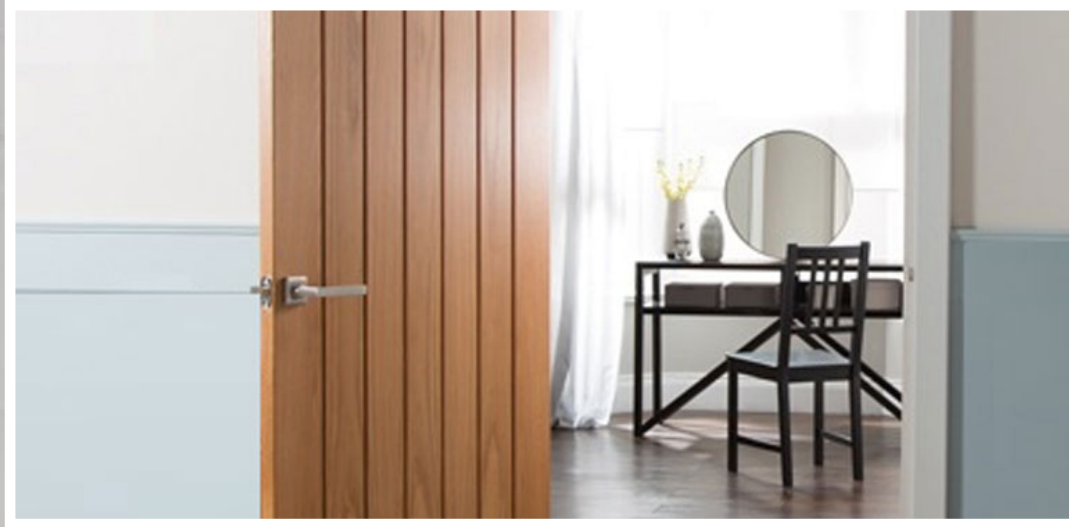
Welcome to Old Fishers Laundry, Aberfeldy

A development of 7, 3-bedroom bungalows & 8, 2-bedroom apartments

Our site on the former grounds of Old Fishers Laundry in the centre of Aberfeldy, comprises of 7, 3-bedroom bungalows and 8, 2-bedroom apartments within one of Perthshire's most scenic areas. A diverse landscape and wide wildlife provide a haven for outdoor enthusiasts, with water sports available on Loch Tay, forest rambles through adjacent woodland, jeep safaris and dramatic hill and mountain climbing. Hunting, fishing, and shooting are available locally and there are golf courses in Aberfeldy and Kenmore.

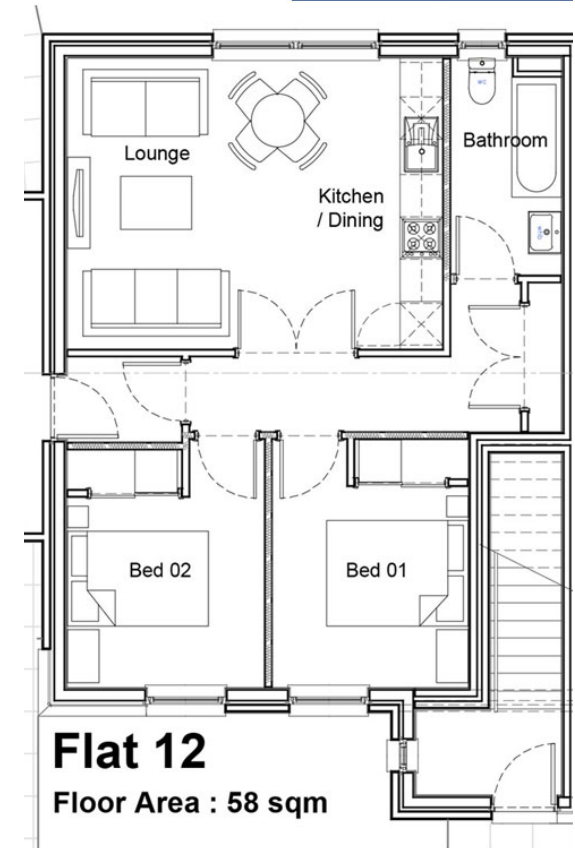
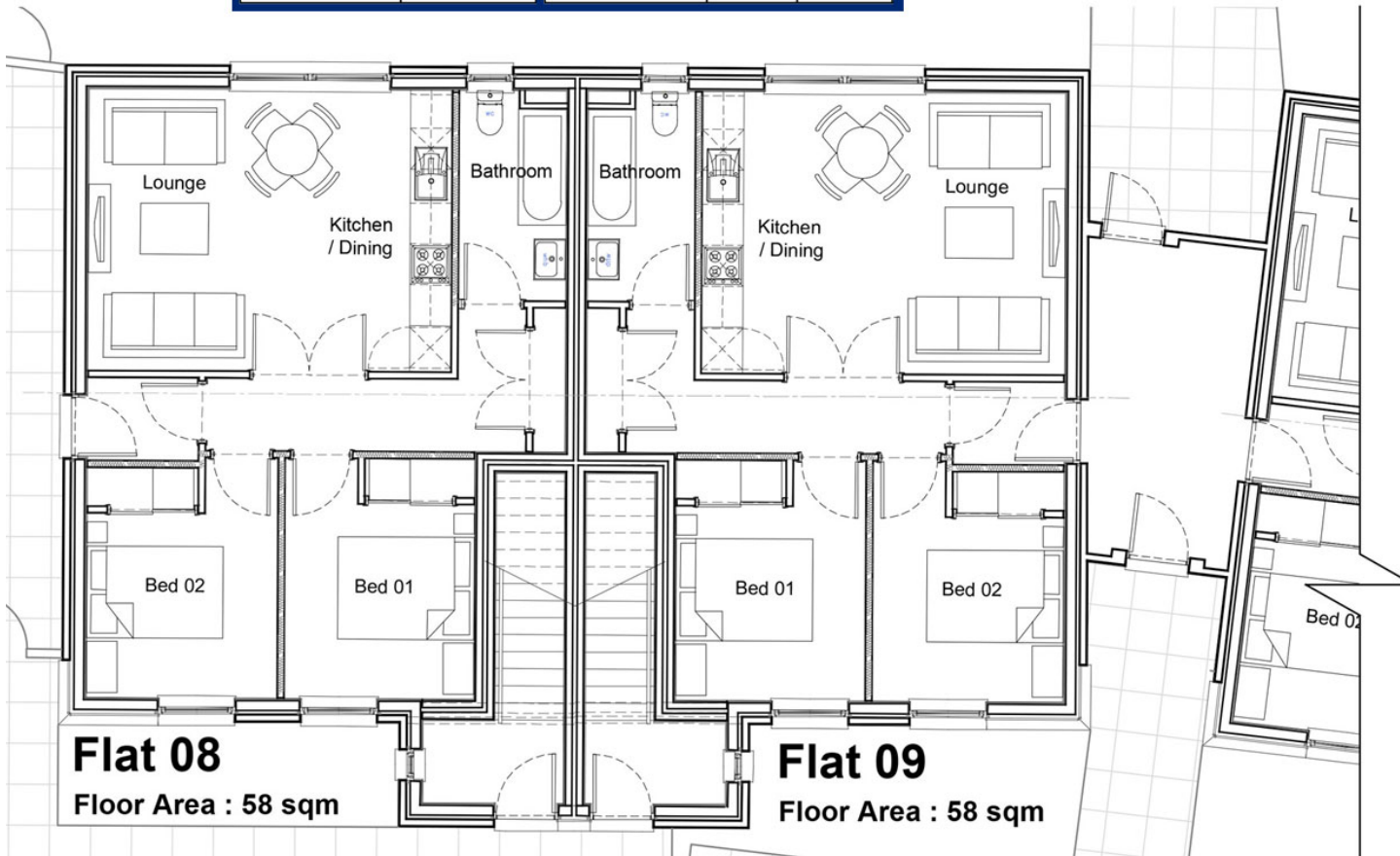
Aberfeldy offers a wide selection of independent hotels and restaurants, shops, a large supermarket with fuel, nursery, primary & secondary schooling, swimming pool, library, cinema, health centre, dental practice, and veterinary surgery. There is a mainline train station at Pitlochry with direct services to Edinburgh and Inverness and a sleeper service to London.





ROOM	Flats 8 & 9 Area (SQM)	ROOM	PLOT 8 & 9 Length (mm)	PLOT 8 & 9 Breadth (mm)
Kitchen / Dining	9.4	Kitchen / Dining	4120	2300
Lounge	12.5	Lounge	4120	3020
Bathroom	4.6	Bathroom	3070	1560
Bed 01	8.6	Bed 01	3525	2770
Bed 02	8.4	Bed 02	3525	2790

ROOM	Flats 12 & 13 Area (SQM)
Kitchen / Dining	9.4
Lounge	12.5
Bathroom	4.6
Bed 01	8.6
Bed 02	8.4



These uniquely designed apartment within a block of four, with a layout comprising; HALLWAY with storage, TWO BEDROOMS with built-in wardrobes, Fully tiled BATHROOM and open-plan LOUNGE/KITCHEN. Two private allocated parking spaces per apartment and communal gardens

Specification

Plots 8, 9 & 12

We pride ourselves on the supreme quality of finish in our properties, as is obvious from the excellent standard features such as the exclusively designed kitchens with integrated appliances or the stylish and attractive sanitary ware completed with Porcelanosa tiling.

KITCHEN

- Stylish furniture with sleek handle design and choice of doors
- Laminate worktops
- Integrated Oven
- Ceramic hob
- Low energy chrome downlights
- Brushed chrome electrical face-plates
- Space for Washing Machine/Tumble Dryer

BATHROOM

- Vitra sanitaryware
- Shower over bath
- Vado brassware
- Heated towel rail
- Fully Porcelanosa tiled walls
- Fully Porcelanosa tiled floor
- Low energy chrome downlights
- Contemporary sink with integrated storage
- Merlin shower screen

INTERNAL

- Mix of carpets and hard flooring throughout
- TV sockets in lounge, kitchen and all bedrooms
- Phone points in Lounge and Hall cupboard
- Central gas heating system, complete with thermostatically controlled radiators

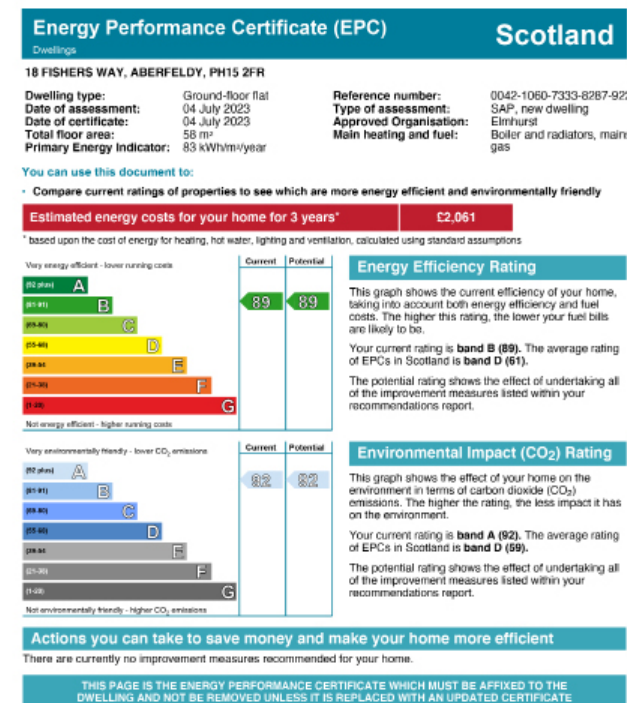
- Lomond-designed white skirtings and facings
- High quality pre finished oak internal doors throughout
- Contemporary doors to all wardrobes

EXTERNAL

- 2 Private allocated Mono-blocked parking spaces
- Constructed to current thermal and air tightness standards, giving greater thermal efficiency
- High efficiency gas boiler
- High performance, double glazed, white uPVC windows with multi-point locking
- Communal gardens
- Ultra fast fibre broadband available to each plot
- Fencing to boundary (where applicable)
- PV solar panels

SECURITY & SAFETY

- Alarm system with keypads and PIR sensors
- Contemporary lighting to external doors
- Fitted front door bell
- Mains-wired smoke detectors
- Carbon monoxide detectors
- Checkmate 10 year warranty



SAL
SCOTTISH
ASSOCIATION
OF LANDLORDS

LPS
Letting Protection Service
SCOTLAND

SAL Registration -
Membership Number 34681

LPS Registration -
Membership Number 1874248

Landlord Registration Number 507108/340/07092