

Buy your next home with Next Home

Leading Perthshire Estate Agency

4 Moness Place, Aberfeldy, PH15 2DW

Offers Over £290,000


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ESTATE & LETTING AGENTS

Buying with Next Home

4 Moness Place, Aberfeldy, PH15 2DW

Many thanks for your interest with 4 Moness Place, Aberfeldy, PH15 2DW.

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.

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

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.





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Property Summary

Next Home are delighted to bring to the market this spacious 3 bedroom detached bungalow situated in the sought after town of Aberfeldy.

The property would appeal to a range of buyers and sits on an elevated plot offers lovely countryside views to the front and rear. The accommodation is set over one level and comprises: Entrance porch, hall with access to a partially floored attic, spacious lounge that offers ample room for furniture and views, open plan kitchen/dining area with built in appliances, utility room, 3 bedrooms with built in storage with the principal bedroom benefitting from an en-suite shower room.

Additionally there is a piece bathroom suite.

Externally there is off-street for 2/3 cars and a single garage.

The property offers fantastic views to the surrounding countryside with an easy to maintain rear garden and lawn to the front.

Gas central heating and double glazing throughout.



Key property features

- ✓ Bungalow
- ✓ Popular residential area
- ✓ Lovely countryside views
- ✓ Large garage
- ✓ Gas central heating
- ✓ Off-street parking
- ✓ Elevated plot
- ✓ Ideal family home
- ✓ Large attic













Have a property to sell?

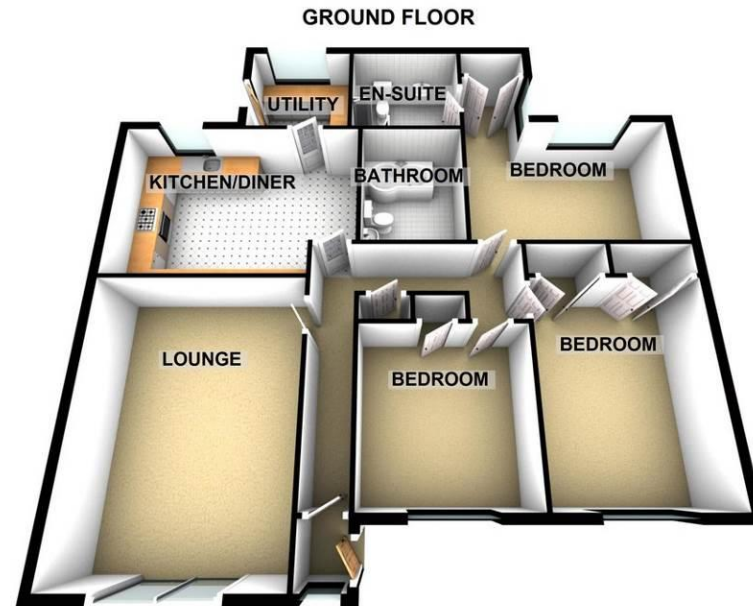
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

VESTIBULE

LOUNGE

16' 9" x 13' (5.11m x 3.96m)

KITCHEN/DINER

16' 3" x 10' 3" (4.95m x 3.12m)

UTILITY ROOM

8' 7" x 8' 3" (2.62m x 2.51m)

BEDROOM

12' x 9' 8" (3.66m x 2.95m)

ENSUITE

7' 5" x 6' 3" (2.26m x 1.91m)

BEDROOM

12' 9" x 8' 3" (3.89m x 2.51m)

BEDROOM

9' 2" x 8' 4" (2.79m x 2.54m)

BATHROOM

10' 2" x 5' 3" (3.1m x 1.6m)

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

The only Perthshire estate agent available 7 days until 9pm

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