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Leading Perthshire Estate Agency

Tigh Sgoil, West Park Farm, Dunkeld Road, Aberfeldy, PH15

£465,000


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Buying with Next Home

Tigh Sgoil, West Park Farm, Dunkeld Road,
Aberfeldy, PH15 2EQ

Many thanks for your interest with Tigh Sgoil, West Park Farm, Dunkeld Road, Aberfeldy, PH15 2EQ.

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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

Tigh Sgoil, West Park Farm enjoys a peaceful rural setting on Dunkeld Road, just outside the highly sought-after town of Aberfeldy in Highland Perthshire. Surrounded by beautiful open countryside, the location offers a superb balance of privacy and convenience.

Aberfeldy provides a wide range of amenities including independent shops, cafés, restaurants, a cinema, medical centre and well-regarded schooling. The area is renowned for its stunning scenery, with the River Tay, woodland walks and hill trails close by, making it ideal for outdoor enthusiasts. Excellent road links connect to Perth and beyond, making this an attractive setting for those seeking a tranquil lifestyle without sacrificing accessibility.





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Property Summary

Tigh Sgoil is an outstanding four bedroom detached home set within a picturesque rural setting, enjoying beautiful open views across the surrounding countryside. Combining contemporary design with energy efficiency, the property benefits from an air source heat pump and underfloor heating throughout the ground floor.

The heart of the home is the impressive open plan kitchen, dining and lounge area. Finished with quartz worktops and high-spec NEFF appliances — including a double oven, coffee machine, oven/steam oven and induction hob — the kitchen is both stylish and functional. A woodburning stove provides a cosy focal point, while four sets of patio doors flood the space with natural light and offer seamless access to the garden, perfect for indoor-outdoor living.

A particular feature of the home is the ground floor bedroom, complete with access to a contemporary en-suite shower room — ideal for guests, multi-generational living or flexible accommodation needs.

Upstairs, there are three further well-proportioned bedrooms, including a spacious principal bedroom with en-suite, along with a beautifully appointed family bathroom.

Externally, the property sits within generous grounds laid to lawn with ample off-street parking, offering privacy, space and stunning views in a truly enviable location.



Key property features

- ✓ Well-presented
- ✓ Open plan kitchen/diner & lounge
- ✓ Bespoke built property
- ✓ Air source heat pump
- ✓ Modern finishes throughout
- ✓ 2 en-suites
- ✓ Ideal family home
- ✓ Underfloor heating on ground floor
- ✓ Wood-burning stove in lounge area
- ✓ Great views















Have a property to sell?

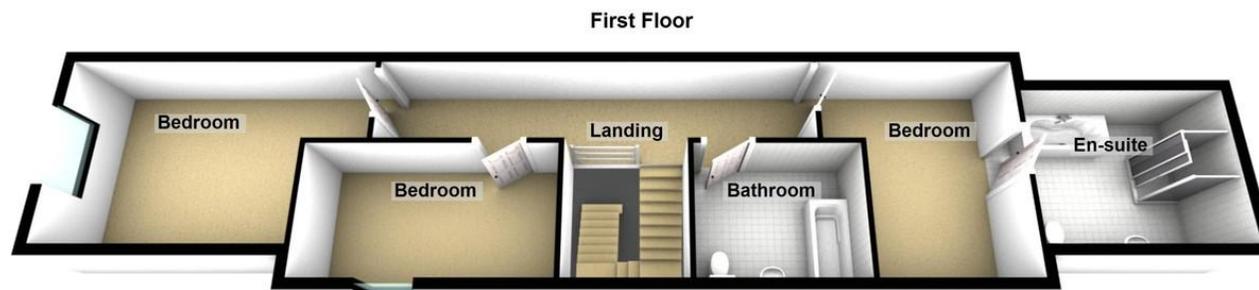
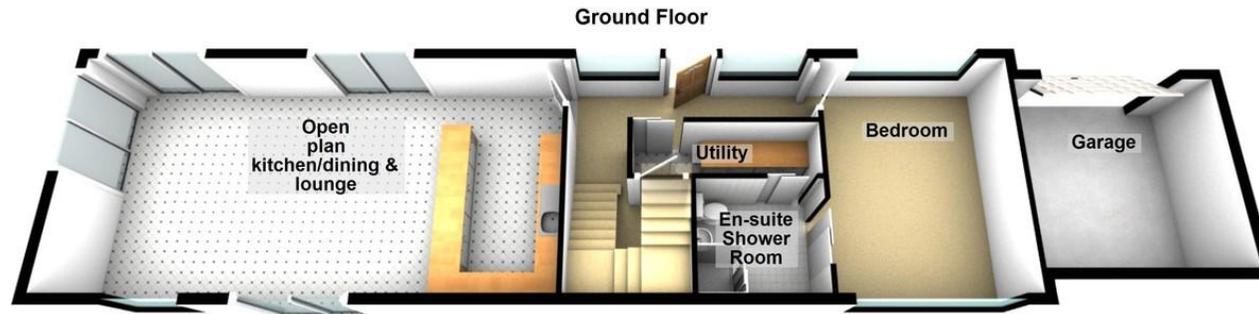
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Floorplans





Property Room sizes

ENTRANCE HALL

14' 2" x 4' 6" (4.32m x 1.37m)

KITCHEN/DINING & LOUNGE

33' x 17' 1" (10.06m x 5.21m)

GROUND FLOOR BEDROOM

17' 1" x 11' 9" (5.21m x 3.58m)

ENSUITE

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

UTILITY ROOM

9' 8" x 5' 2" (2.95m x 1.57m)

LANDING

27' 3" x 6' 3" (8.31m x 1.91m)

PRINCIPAL BEDROOM

15' x 14' 2" (4.57m x 4.32m)

ENSUITE

11' 8" x 9' 3" (3.56m x 2.82m)

BEDROOM

18' x 14' 4" (5.49m x 4.37m)

BEDROOM

19' x 8' 6" (5.79m x 2.59m)

BATHROOM

7' 8" x 6' 5" (2.34m x 1.96m)

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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