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Leading Perthshire Estate Agency

23 Hutchison Avenue, Aberfeldy, PH15 2FF

Offers Over £275,000


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ESTATE & LETTING AGENTS

Buying with Next Home

23 Hutchison Avenue, Aberfeldy, PH15 2FF

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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.

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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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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 beautifully presented three-bedroom semi-detached modern villa offers spacious and stylish accommodation throughout, situated within a desirable residential area of Aberfeldy.

The property opens into an entrance hall which provides access to a contemporary shower room. A further hall area benefits from useful under-stair storage.

The lounge is a particularly attractive space, enhanced by bespoke wall panelling, a media wall and built-in storage. Pocket doors lead through to the dining room, which enjoys patio doors opening directly onto the rear garden. Further pocket doors connect the dining area to the modern fully fitted kitchen, creating a flexible layout ideal for both everyday living and entertaining.

The staircase features bespoke panelling along the stairwell and leads to the first floor, where all three bedrooms are located. Each bedroom is a well-proportioned double with built-in storage and is presented in excellent condition. A stylish three-piece family bathroom completes the upper level.

Externally, the property offers off-street parking for two to three vehicles to the front. The fully enclosed rear garden is designed for both relaxation and family life, featuring a lawn, a large decking area, and a barked section ideal for a play area. A substantial outbuilding with full power and lighting is currently used as a home gym, offering excellent additional space.

The property further benefits from gas central heating, double glazing and solar panels, making it an efficient and comfortable home.



Key property features

- ✓ Modern build
- ✓ Bespoke panelling throughout
- ✓ Space saving pocket doors
- ✓ 3 double bedrooms
- ✓ Solar Panels
- ✓ Outbuilding for gym/office
- ✓ Sought after area
- ✓ Ideal for a first time buyer
- ✓ Bathroom & Shower room
- ✓ Media wall in Lounge















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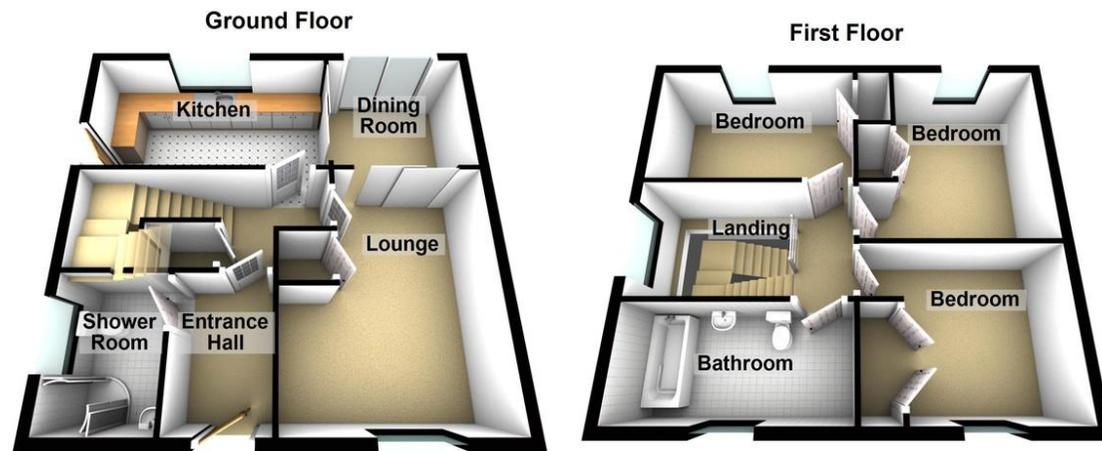
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE HALL

4' 3" x 5' 10" (1.3m x 1.8m)

INNER HALL

LOUNGE

12' 9" x 11' 9" (3.9m x 3.6m)

DINING ROOM

9' 6" x 9' 10" (2.9m x 3.0m)

KITCHEN

12' 5" x 9' 6" (3.8m x 2.9m)

SHOWER ROOM

5' 10" x 5' 6" (1.8m x 1.7m)

LANDING

BEDROOM

12' 9" x 8' 10" (3.9m x 2.7m)

BEDROOM

11' 1" x 9' 6" (3.4m x 2.9m)

BEDROOM

10' 2" x 9' 6" (3.1m x 2.9m)

BATHROOM

11' 5" x 5' 10" (3.5m x 1.8m)

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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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

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