

Buy your next home with Next Home

Leading Perthshire Estate Agency

9 Breadalbane Terrace, Aberfeldy, Perthshire, PH15 2AG

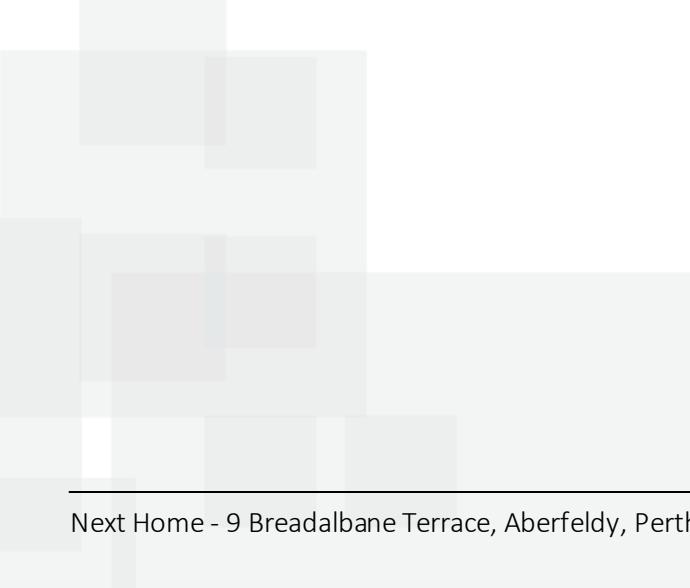
Offers Over £75,000



NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home

9 Breadalbane Terrace, Aberfeldy, Perthshire,
PH15 2AG



Many thanks for your interest in
9 Breadalbane Terrace, Aberfeldy,
Perthshire, PH15 2AG.

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 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 01764 42 43 44.

If you would like to 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.

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.



Property summary

Next Home are delighted to bring to the market this 1 bedroom ground floor apartment situated in the picturesque town of Aberfeldy. T

he property comprises: entrance hall, lounge, dining area, kitchen, bedroom and a bathroom. Warmth is offered by gas central heating and the windows are fully double glazed throughout.

To the front of the property there is on street parking available and a private garden space. To the rear there is a large communal drying area and additional parking space.



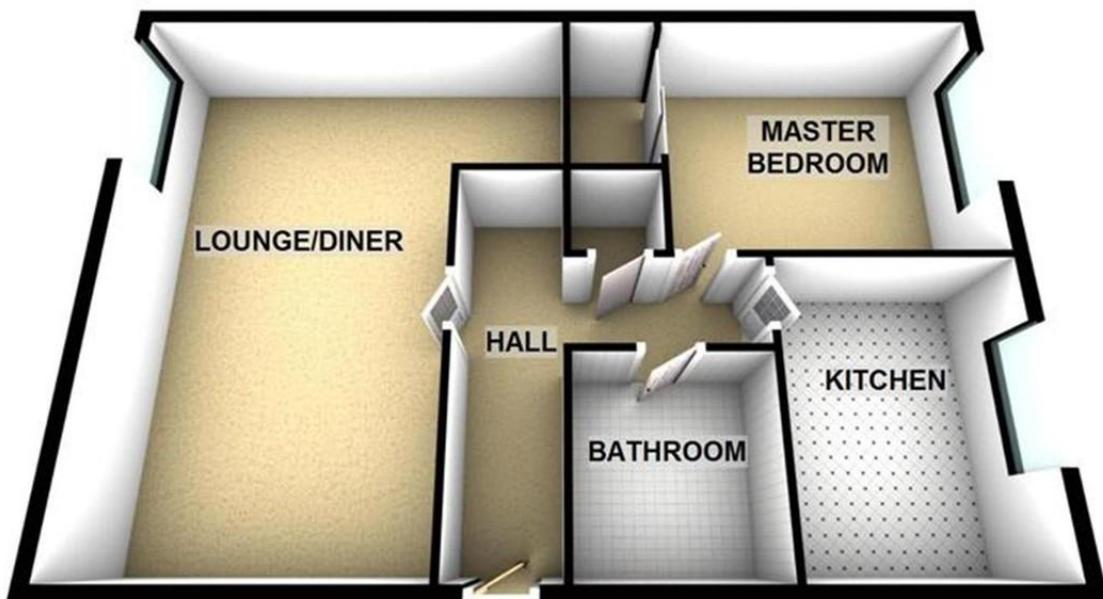
Key property features

- ✓ Ideal buy to let
- ✓ Low mortgage payments
- ✓ Popular residential area
- ✓ Perfect for first time buyers
- ✓ Chain free
- ✓ Walking distance to the town centre
- ✓ Walk in condition
- ✓ Close to all local amenities
- ✓ Ideal holiday home



Floorplans

GROUND FLOOR





Property Room Sizes

ENTRANCE HALL 3.07M X 3.00M (10'1" X 9'10")

LOUNGE 5.36M X 4.22M (17'7" X 13'10")

DINING AREA 2.90M X 2.87M (9'6" X 9'5")

KITCHEN 2.69M X 2.31M (8'10" X 7'7") .

BEDROOM 3.45M X 2.51M (11'4" X 8'3")

BATHROOM 1.91M X 1.65M (6'3" X 5'5")

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.



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 01796 54 80 14

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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