

FOR SALE

ATTRACTIVE ARCHITECT DESIGNED HOUSE

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CKD Galbraith



NEW HOUSE, DULL, ABERFELDY, PERTHSHIRE

- Excellent views over the Highland Perthshire countryside
- 3 bedroom house with attractive design and layout
- High quality specification

CALL 01738 451 111

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LOCATION

The new house at Dull lies in an attractive position in the heart of this historic village and enjoys magnificent views over Upper Strathhtay to the forests and mountains of Highland Perthshire beyond.

Aberfeldy some 4 miles to the east has an excellent range of local shops and services, including a doctor's surgery, veterinary practice, primary and secondary schools. This part of Highland Perthshire provides a wide range of outdoor activities, including shooting, stalking and fishing on local estates and rivers. Golf can be enjoyed on nearby courses at Aberfeldy and Kenmore and for the hill-walker there are a number of "Munros" in the area including Perthshire's highest peak Ben Lawers, a short drive to the west. Pitlochry twelve miles to the east offers a wide range of services with local and national retailers, a mainline rail station and a theatre. Perth is located approximately 35 miles south, via the A9 trunkroad, with Edinburgh and the wider central belt being a little more than an hour's drive.

DESCRIPTION

The house is arranged over a single floor, providing flexible modern living space with an open plan dining kitchen and sitting room. The bedroom accommodation includes a master bedroom with en-suite shower room, two further bedrooms and a bathroom.

The property has been finished to an extremely high standard by local developers AGB Developments Ltd and the specification includes, recessed halogen lighting throughout; hardwood floors to the kitchen and sitting room, the kitchen units are of high quality with solid wooden work surfaces; the bathroom and en-suite feature top of the range fittings, showers, chrome towel rails and tiling. There is a large wood burning stove in the sitting room. Television and telephone points are located throughout the property.

Externally the house is arranged under a pitched slate roof with a mix of timber cladding and white harled walls. All windows are timber frame and double glazed.

Outside the garden areas have been top soiled and seeded with an attractive stone built wall. There is a flagstone paved path leading from the gravelled parking area to a large patio area with doors leading from the sitting room.

SERVICES

The subjects benefit from mains supplies of electricity and water. Heating is by means of an oil fired system. Drainage is by way of a private system.

PRICE

Our clients seek offers for their freehold interest in the subjects in the region of £249,000.

VIEWING AND FURTHER INFORMATION

By appointment through the selling agents.

All enquiries or requests for further information should be directed to the Sole Selling Agents, CKD Galbraith, Lynedoch House, Barossa Place, Perth, PH1 5EP. Telephone enquiries should be made to Harry Stott on 01738 451111 or by email to harry.stott@ckdgalbraith.co.uk

DIRECTIONS

From Aberfeldy take the B 846 signposted to Kinloch Rannoch, after approximately 4 miles turn right signposted Dull. Follow this road into the centre of the village and the subjects are on the left opposite Dull Farm.

Ref: N9/01/04

Dining Hall/Kitchen 5.200 x 4.290	En-suite 2.000 x 2.000
Lounge 4.930 x 4.130	Bedroom 1 3.100 x 3.000
Bathroom 2.000 x 2.798	Bedroom 2 3.900 x 2.500
Master Bedroom 3.400 x 3.200	Hall 1.200 x 6.200



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