

Galbraith



TULLOCH BANK

OLD CRIEFF ROAD, ABERFELDY, PERTH AND KINROSS



TULLOCH BANK, OLD CRIEFF ROAD, ABERFELDY, PERTH AND KINROSS

Delightful top floor apartment in the centre of Aberfeldy
with private garden and super views

Pitlochry 14.4 miles ■ Perth 31.2 miles ■ Glasgow 70.6 miles
Edinburgh 75.4 miles

Offers Over £320,000

- 2 reception rooms. 4 bedrooms
- Top floor apartment with flexible accommodation over two floors.
- Impressive reception rooms with traditional features
- Private access and garden grounds with summerhouse and workshop.
- Central location overlooking Aberfeldy town square.
- Highly commutable location in highland Perthshire.

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket





SITUATION

Tulloch Bank is situated in a super location in the centre of the popular and highly sought after town of Aberfeldy. Aberfeldy is equipped with an extensive range of amenities including supermarkets, cinema, doctors' surgeries, dental and veterinary practices, bank, independent retailers, various restaurants and cafes as well as primary and secondary schooling at Breadalbane Academy. The Community Campus is also equipped with a wide range of facilities such as a swimming pool, fitness classes, sports hall and gym. Some 14 miles away is Pitlochry, another popular town with more day-to-day facilities including a bus and train station with regular services to Inverness, Glasgow, Edinburgh, and London. The 'Fair City' of Perth is the closest city and can be reached in under an hours car journey. Perth offers a wider range of national retailers, has various primary and secondary schools and has both a theatre and concert hall. Edinburgh and Glasgow can both be reached in approximately 90 minutes drive.

Perthshire offers a wealth of recreational activities and is often referred to as the Gateway to the Highlands. Walking, cycling and climbing can all be enjoyed nearby at the Cairngorms National Park, as well as snow sports at Glenshee mountain range which can be reached in approximately an hour by car. For the golfer, there are various golf courses close by at Aberfeldy, Pitlochry and Dunkeld.





DESCRIPTION

Tulloch Bank is a delightful top floor apartment with flexible accommodation and generous reception spaces. The impressive entrance hall leads to a lovely sitting room which overlooks Aberfeldy Town Square as well as the hills beyond. With traditional cornicing, high ceilings and a lovely open fire this is a superb space for receiving guests or enjoying family time. The kitchen is spacious and filled with light, with a lovely island and ample room for a breakfast table it provides an ideal space for family life. The adjacent dining room is well proportioned and could be another bedroom if anyone wished.

There is a generous master bedroom with a jack and jill bathroom, as well as two further bedrooms facilitated by a family bathroom. There are stairs leading to a superb library which could also serve as a spacious double bedroom. There is also access to the extensive attic space which provides ample storage. The bedrooms are all generously proportioned with ample natural light and lovely views.

ACCOMMODATION

Entrance Porch, Hall, Kitchen, Dining Room, Sitting Room, Master Bedroom with Jack and Jill Bathroom, Two Double Bedrooms, Family Bathroom, Attic Room/Bedroom 4.

GARDEN (AND GROUNDS)

Tulloch Bank has two private entrances via steps leading from Old Crieff Road and through the generous private garden. The garden is mostly laid to lawn with mature shrubs and is gently sloping, it is very private and allows ample room for children or pets. Halfway up the lower stairs there is a workshop which is spacious and could be a useful home office or studio or continue to provide a great storage space. There is also a lovely summerhouse at the top of the garden which benefits from a unique view over the rooftops of Aberfeldy.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile Signal
Mains	Mains	Mains	Freehold	Gas	Band D	D	Yes	Yes

DIRECTIONS

From Perth, upon entering Aberfeldy on the Crieff Road, take a right onto Bank Street. Thereafter, take the first right onto Old Crieff Road and the property is accessed via the first metal gate on the right.

POSTCODE

PH15 2DG

WHAT3WORDS

To find the entrance this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///colleague.spurring.landlady

SOLICITORS

Lindsay's, 10 Blackfriars St Perth PH1 5NS. T: 01738 637311

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD T: 01738 475000



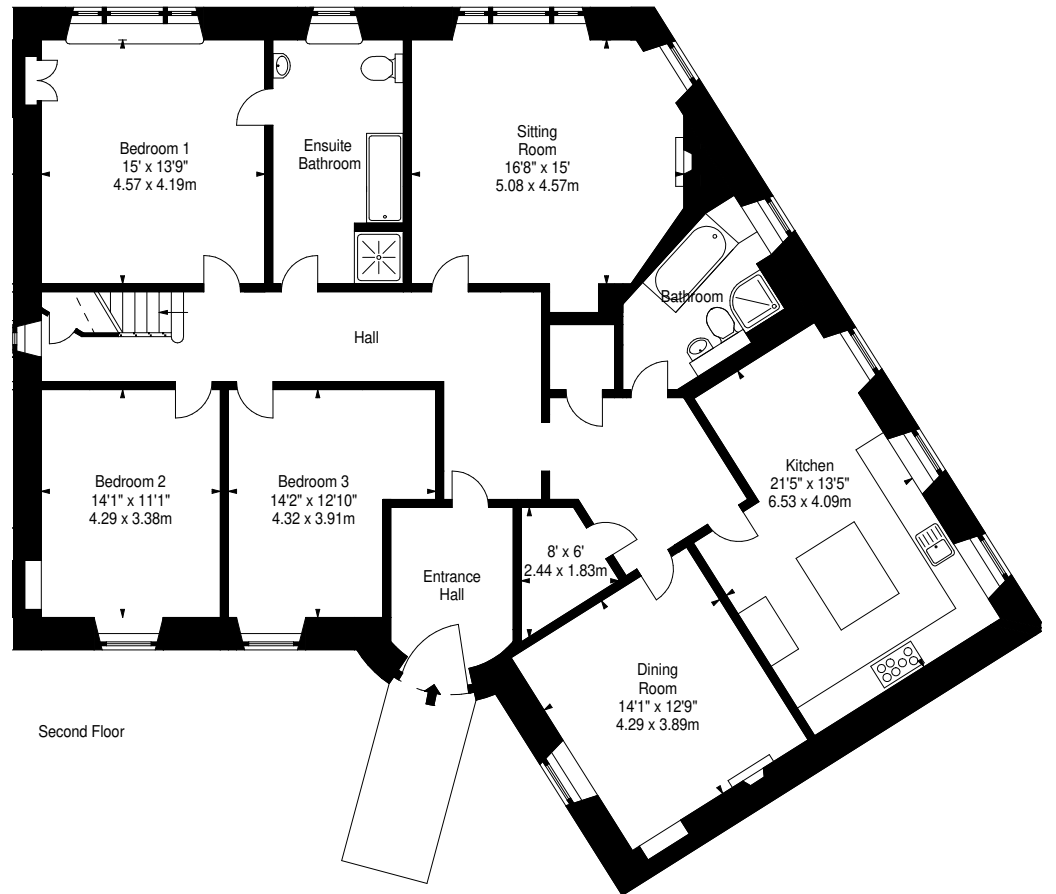
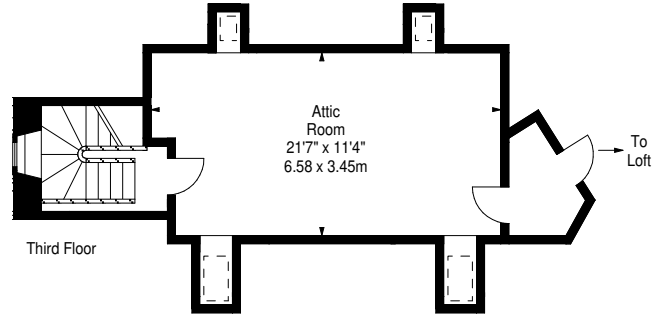




Tulloch Bank,
 Old Crieff Road,
 Aberfeldy,
 Perth and Kinross, PH15 2DG



Approx. Gross Internal Area
 2325 Sq Ft - 215.99 Sq M
 For identification only. Not to scale.
 © SquareFoot 2024



FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

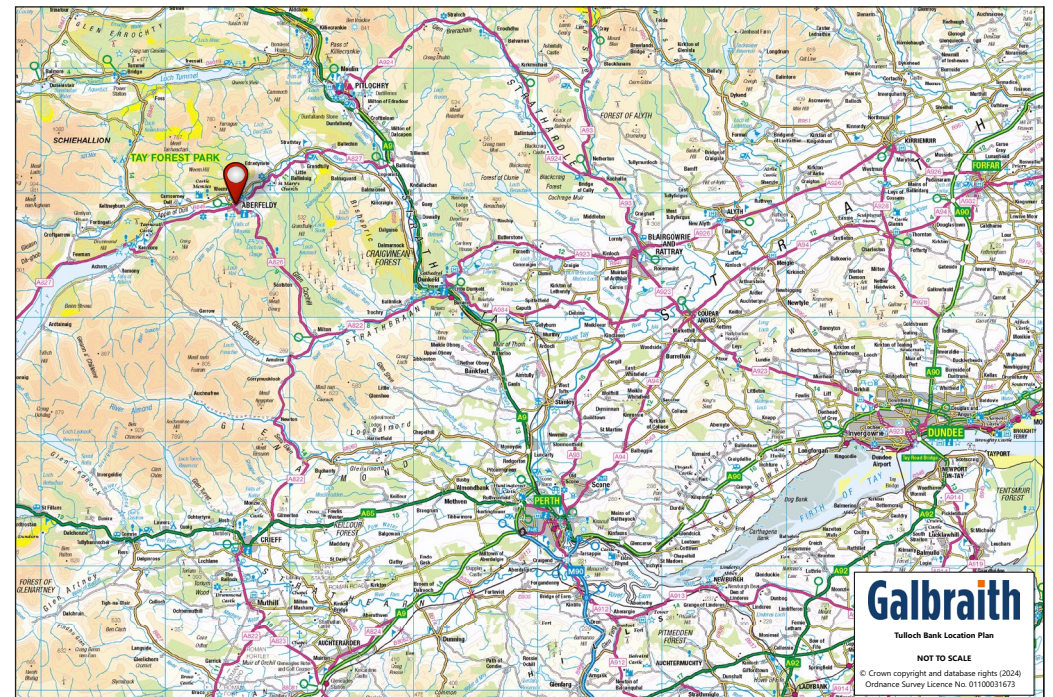
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in February 2024.





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