



**27 BANK STREET**  
ABERFELDY, PERTSHIRE

TO LET  
SHEPHERD  
01738 638 188

McKenzie Strickland Associates

20

The Watermill







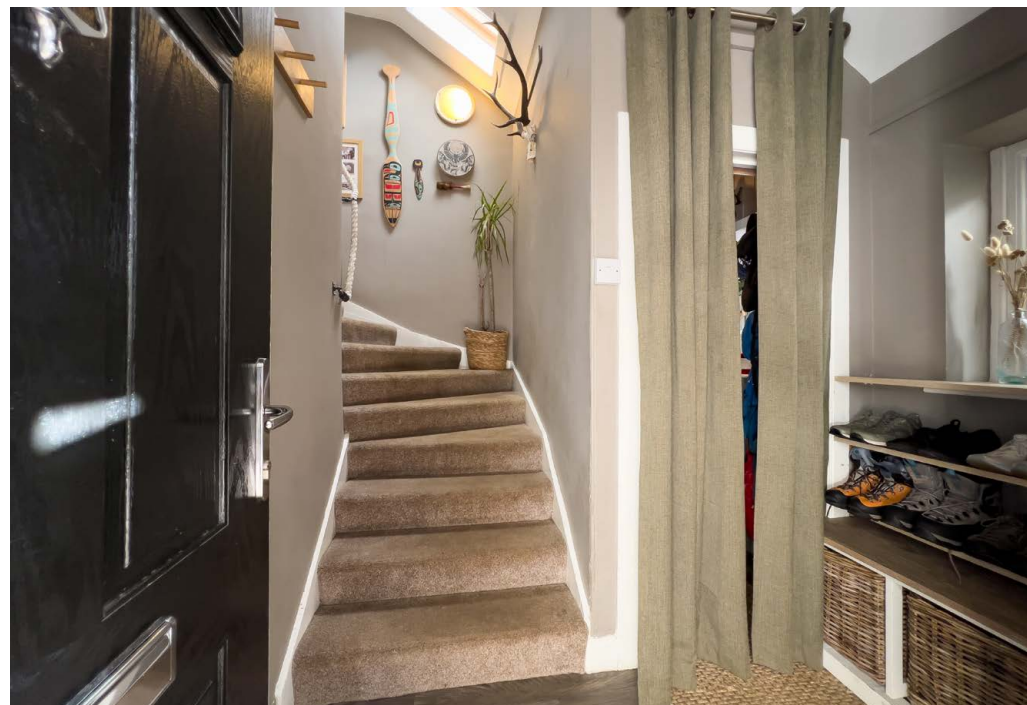
## 27 BANK STREET, ABERFELDY, PERTHSHIRE

Superb two storey apartment centrally located in the highly sought after town of Aberfeldy

Pitlochry 14.5 miles ■ Perth 31 miles ■ Glasgow 70.5 miles  
Edinburgh 75.2 miles

Offers over £235,000

- 1 reception room. 3 bedrooms
- Open plan sitting / dining room with beautiful fireplace
- Flexible accommodation spread over two floors.
- Three generous double bedrooms
- Central location in the sought-after town of Aberfeldy
- Ideal as a permanent residence or as a holiday let.



**Galbraith**

Perth  
01738 451111  
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 OnTheMarket



### SITUATION

27 Bank Street is centrally located within the highly sought-after town of Aberfeldy. Aberfeldy, is situated on the banks of the River Tay in an area well known for its scenic beauty, with lochs, forests, munros and impressive views. There is a super selection of independent shops, cafes and restaurants as well as all the essential facilities including a supermarket, medical, dentist and veterinary practices. The modern community campus of Breadalbane Academy offers schooling from nursery to secondary and an excellent range of facilities including a library, swimming pool and sports facilities. Pitlochry Festival Theatre is 14 miles away.

The area offers an abundance of outdoor activities with a variety of water sports on local lochs and rivers, many local walking routes from the famous Birks of Aberfeldy to Ben Lawers and Schiehallion and numerous road cycling and mountain biking opportunities. For golfers, this area offers a diverse range including courses at Aberfeldy, Taymouth Castle, Pitlochry, Blair Atholl and Strathtay. There are many prestigious fishing beats in the local area including Pitcastle, Grandtully and Findynate.

There are excellent transport connections close by including the A9 (9 miles) leading north to Inverness and south to Perth and the central belt. The train station at Pitlochry (14 miles) and Birnam (18 miles) have regular services to Perth, Edinburgh, Glasgow and Inverness and a nightly sleeper train to London. Aberfeldy lies near the geographic centre of Scotland making many popular locations such as Aviemore, Oban and St Andrews within a two hour's driving radius.



### DESCRIPTION

27 Bank Street is a well presented two storey apartment with flexible and spacious accommodation tastefully decorated with high quality fixtures and fittings. The sitting /dining room is generously proportioned with ample natural light from the two windows overlooking bank street and benefits from a delightful feature fireplace. The adjacent kitchen has great worktop space and benefits from integrated appliances throughout with a cut through window linking the two rooms creating a sociable space for entertaining guests as well as day to day family life.

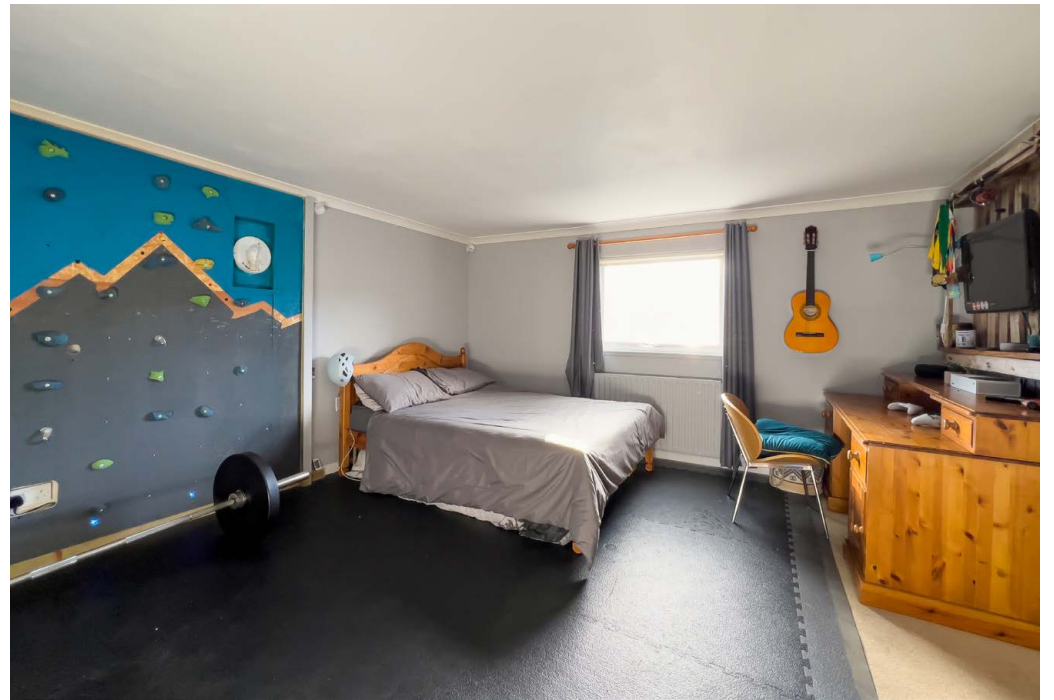
The first floor also has a good sized double bedroom/study as well as a generous sized family bathroom. There are a further two bedrooms on the second floor, both with integrated storage and dual aspect views, and a family shower room. The property is accessed via a stairwell to the rear of the building and has on street parking.

### ACCOMMODATION

First Floor: Sitting/Dining Room, Kitchen, Double Bedroom/Study, Family Bathroom

Second Floor: Master Bedroom, Double Bedroom, Family Bathroom







## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

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

## DIRECTIONS

From Perth, take the A9 north towards Inverness. At Ballinluig take the slip road signposted Aberfeldy and at the roundabout take the second exit onto the A827. Follow this road westwards and at the T-junction turn right. Continue on the A827 signposted for Aberfeldy. In Aberfeldy continue on to Bank Street, shortly after, the property is on the left hand side. The property is accessed via a stairwell to the rear of the building.

## POSTCODE

PH15 2BB

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///gasp.equipment.prude

## SOLICITORS

J&H Mitchell, 51 Atholl Rd, Pitlochry PH16 5BU. T: 01796 472606.

## LOCAL AUTHORITY

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

## RIGHTS AND RESTRICTIONS

27 Bank Street lies within the Aberfeldy Conservation Area.

## 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.

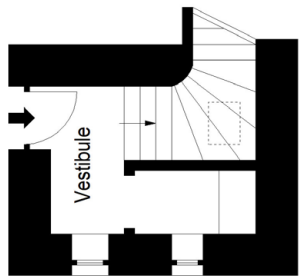
Failure to provide required identification may result in an offer not being considered.



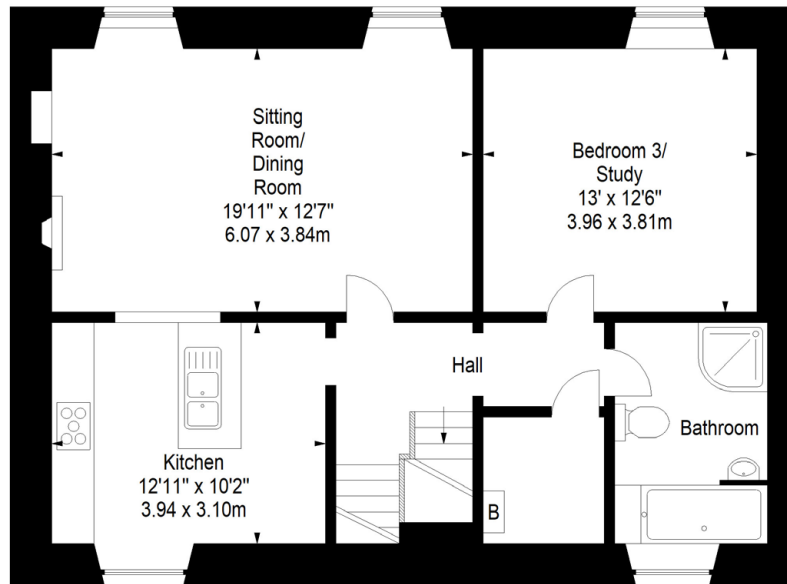
Bank Street,  
Aberfeldy,  
Perth and Kinross, PH15 2BB



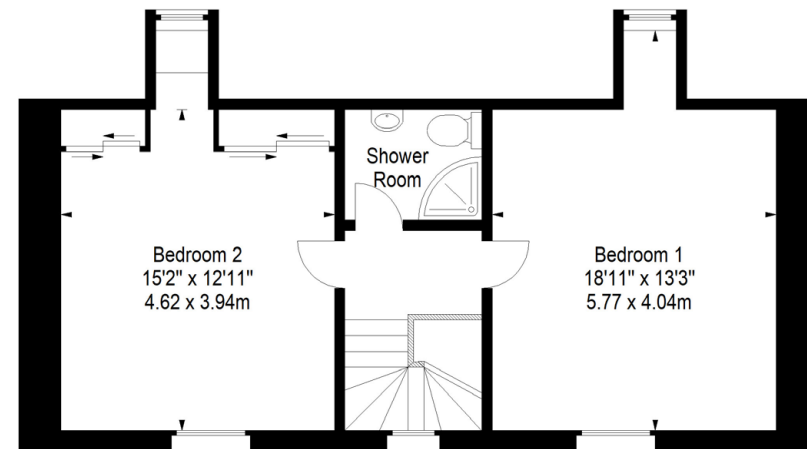
Approx. Gross Internal Area  
1423 Sq Ft - 132.20 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor

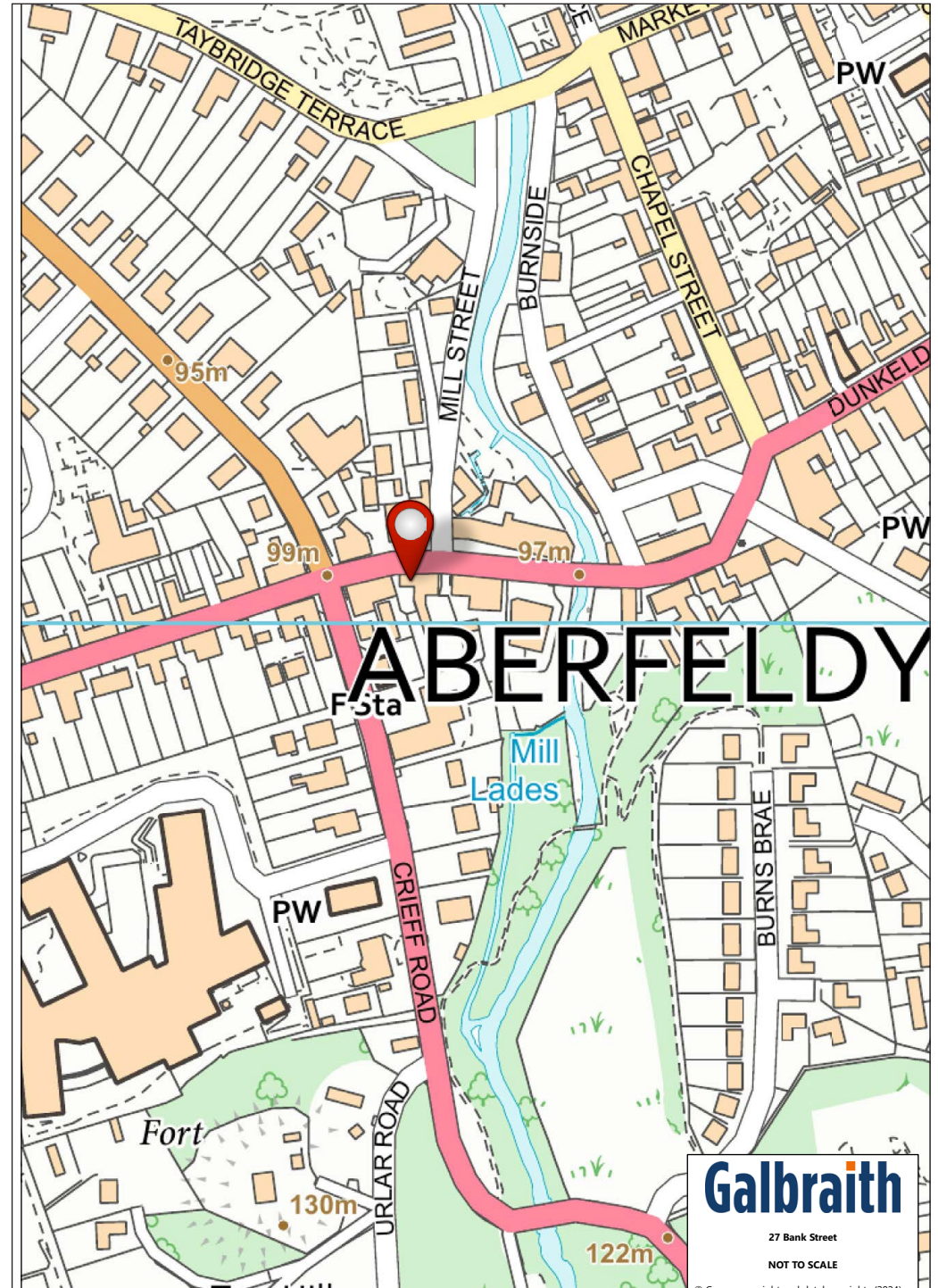


Second Floor



### 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 January 2024.







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