

Galbraith

12 ALMA AVENUE
ABERFELDY





12 ALMA AVENUE, ABERFELDY

An attractive house in the heart of the historic town of Aberfeldy.

Pitlochry 14 miles ■ Dunkeld 17 miles ■ Perth 30 miles

Offers over £300,000

- 1 reception room. 3 bedrooms
- Spacious open plan reception space
- Generously sized bedrooms with ample natural light
- Single garage and plenty of on street parking
- Superb location within Aberfeldy



Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket



SITUATION

12 Alma Avenue lies in a great location in the centre of the historic town of Aberfeldy in the heart of highland Perthshire. Aberfeldy, Scotland’s first Fairtrade town, 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 fine 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

12 Alma Avenue is a delightful semi-detached family home which is well presented throughout and has the potential to not only be a lovely family home but also as a great second home or a holiday

let. On the ground floor there is a superb open plan living and dining room which opens into a lovely conservatory. Filled with natural light and with access on to a lovely decking it is an ideal space for family life and entertaining guests. The adjacent kitchen is well laid out and benefits from direct access to the patio at the rear of the house. A spacious double bedroom with a Jack and Jill wet room provides the opportunity for lateral living or a great guest bedroom.

12 Alma Avenue has a super master bedroom on the first floor which has a walk in wardrobe and ample storage space. There is also a third double bedroom/study and a family bathroom, the house provides flexible and spacious accommodation throughout and provides an ideal space for a family.

ACCOMMODATION

Ground Floor: Entrance Hall, Living/Dining Room with Conservatory, Kitchen, Double Bedroom, Wet Room.

First Floor: Master Bedroom, Double Bedroom, Bathroom.

GARDEN

12 Alma Avenue has a lovely decking area to the front of the house which sits within a pleasant garden, mostly laid to gravel with mature shrubs. To the rear is a paved patio area with a path leading to the communal parking and garages.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Gas	Band E	C



Alma Avenue,
Aberfeldy,
Perth and Kinross, PH15 2BW



Approx. Gross Internal Area
1720 Sq Ft - 159.79 Sq M
(Including Store)
Garage

Approx. Gross Internal Area
166 Sq Ft - 15.42 Sq M
For identification only. Not to scale.
© SquareFoot 2023



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 August 2023.

POST CODE

PH15 2BW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///emporium.sample.sprinter](https://www.what3words.com/)

SOLICITORS

Wyllie & Henderson, Market Chambers, Caledonian Road, Perth, PH1 5NJ. T: 01738 638 465

LOCAL AUTHORITY

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

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

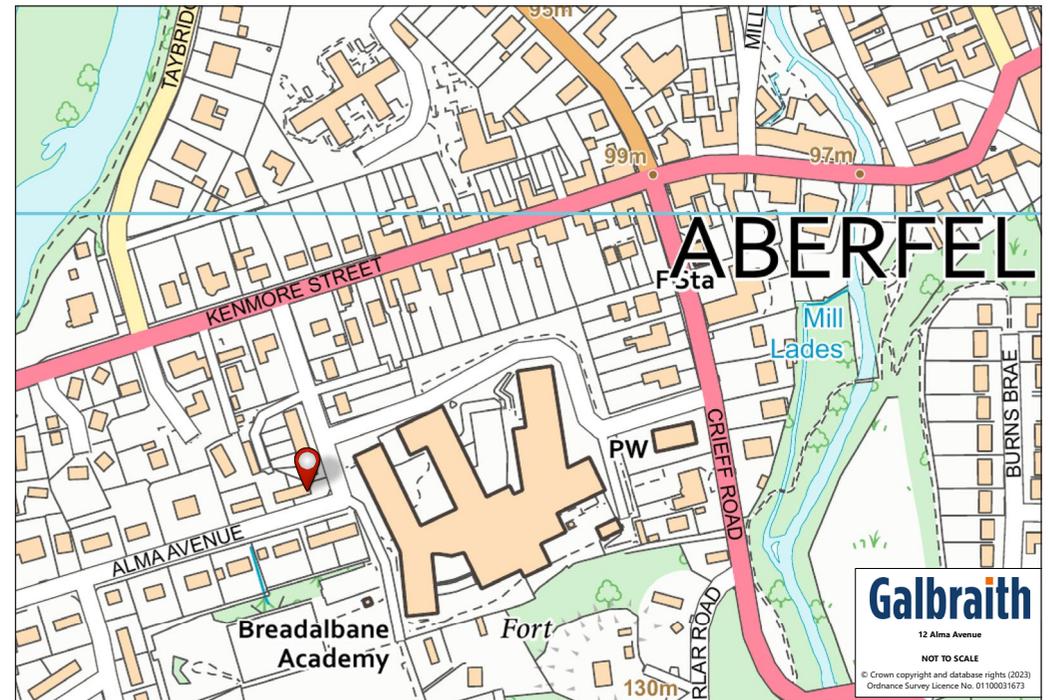
VIEWINGS

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.



Galbraith
For Sale

Galbraith


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