



Apartment 6, The Crown

Apartment 6, Crown Building, Bank Street, Aberfeldy, Perth and Kinross, PH15 2BB

Galbraith

A superb top floor apartment in the centre of Aberfeldy with lovely views over Highland Perthshire

 3  2  1

- 1 reception rooms. 3 bedrooms
- Spacious reception space with 2 balconies
- 3 well-proportioned bedrooms with ample storage
- Superb views over the town and surrounding hills
- Central location in popular Aberfeldy
- Potential as a full time residence, or as a holiday let.

Offers Over £190,000

Situation

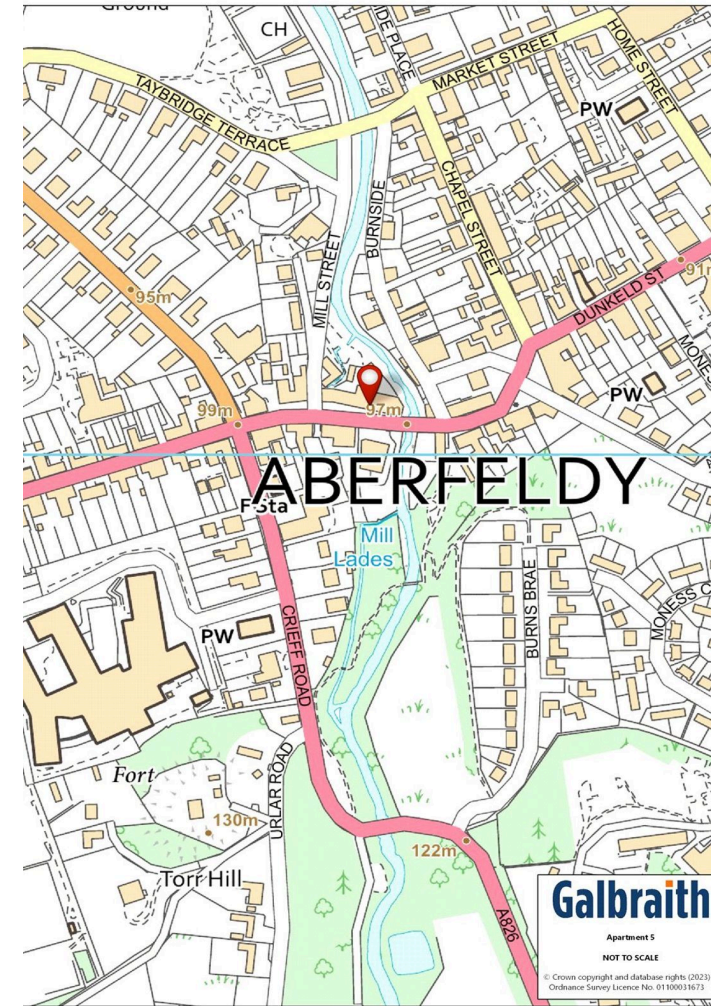
Apartment 6 is a lovely top storey flat located within the historic Crown Buildings in Aberfeldy. Aberfeldy, a highly sought after town, has an extensive range of amenities such as supermarkets, cinema, doctors surgeries, dental and veterinary practices, bank, independent retailers, various restaurants and cafes, as well as primary and secondary schooling at Breadalbane Academy Community Campus. Breadalbane Academy 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.



Description

Apartment 6 is a spacious 3 bedroom apartment with ample natural light. The kitchen, dining room and sitting room are generously proportioned with lovely views overlooking highland Perthshire. There are three well proportioned double bedrooms, one with an en-suite, and there is also a family bathroom.





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 21/04/2025.

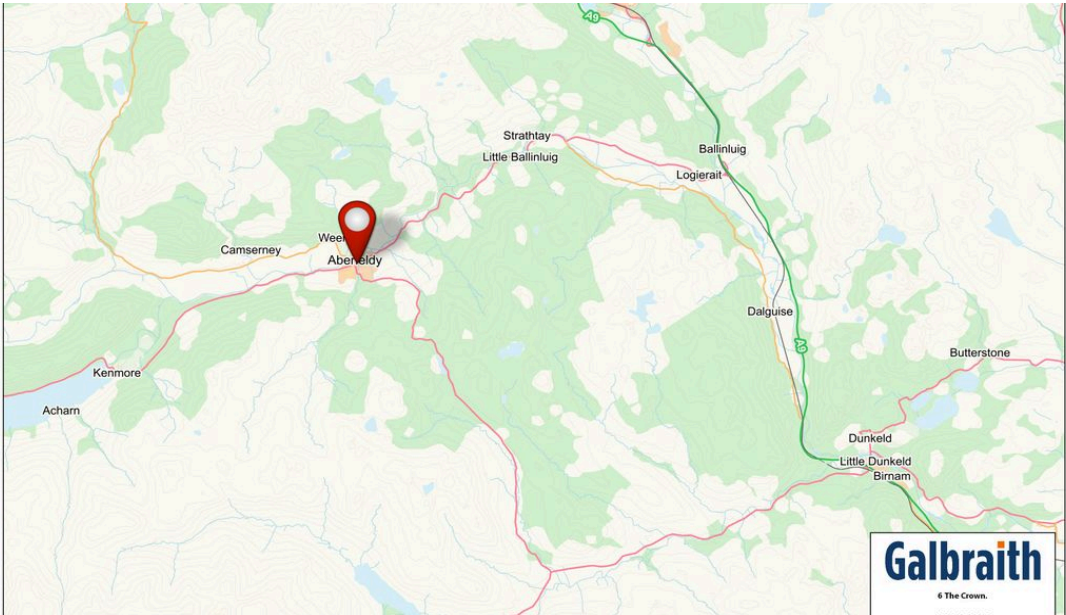
ANTI MONEY LAUNDERING (AML) REGULATIONS:

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

Location

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 signposted Aberfeldy. Follow this road westwards and at the T-junction turn right. Continue on the A827 signposted for Aberfeldy. In Aberfeldy continue through on to Bank Street and turn right on to Mill Street with the access to the private parking area being located on your right.



PH15 2BB



///regularly.agers.elevated

Viewings

Strictly by appointment with Galbraith Perth Tel: 01738 451111 Email: perth@galbraithgroup.com



Tenure

Freehold

Local Authority

Perth and Kinross Council

Council Tax

B

EPC

B



Services

Water

Mains

Electricity

Mains

Drainage

Mains

Central Heating

Gas

Internet

FTTC



Additional Information

SOLICITORS: Macroberts LLP, 10 George Street, Edinburgh, EH2 2PF, T : 0131 229 5046

FIXTURES AND FITTINGS: No items are included unless specifically mentioned in these particulars.

VIEWINGS: Strictly by appointment with the Selling Agents.

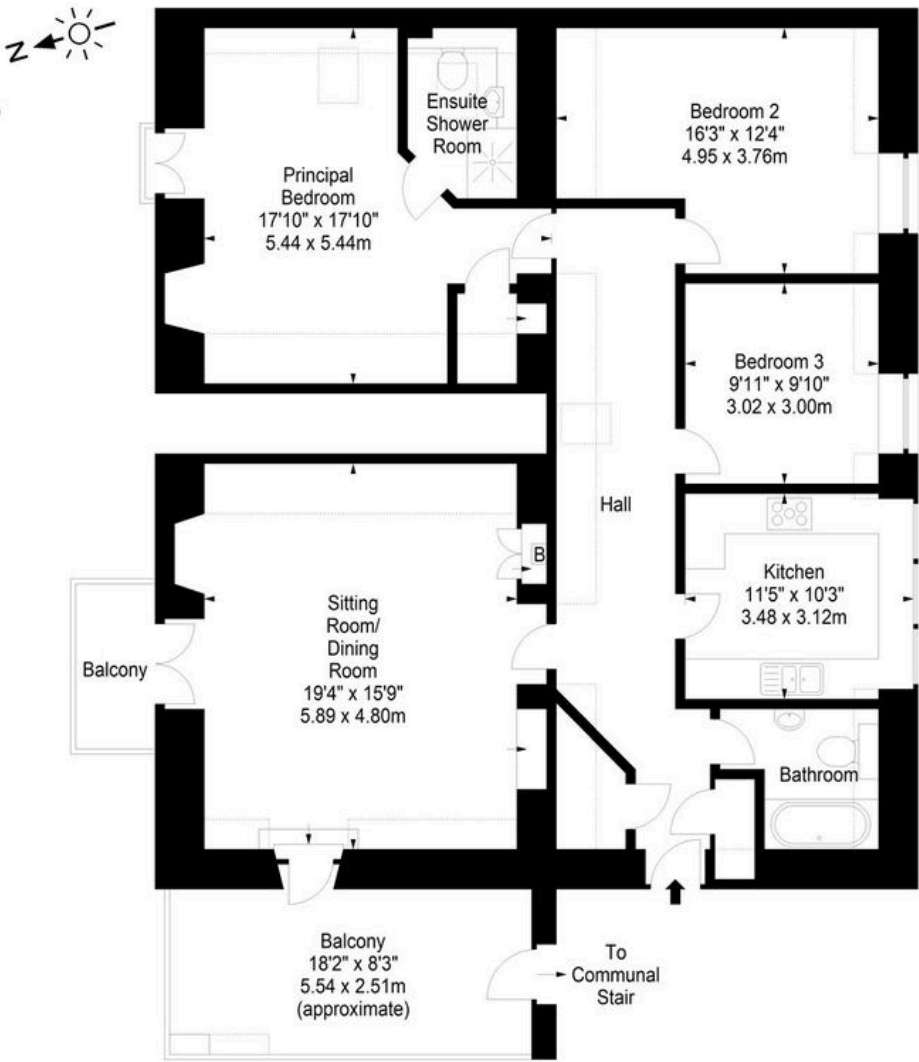
Plans

Total Area: 1378 Sq Ft- 128.02 Sq M

The Crown Buildings,
Bank Street,
Aberfeldy,
Perth and Kinross, PH15 2BB



Approx. Gross Internal Area
1378 Sq Ft - 128.02 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor