



**FLAT 5, THE CROWN**  
BANK STREET, ABERFELDY



## FLAT 5, THE CROWN, BANK STREET, ABERFELDY

Centrally located top floor flat with superb views overlooking Highland Perthshire.

Pitlochry 14.5 miles ■ Perth 32.7 miles ■ Glasgow 70.5 miles  
Edinburgh 75.3 miles

**Offers Over £195,000**

- 1 reception rooms. 3 bedrooms
- Open plan kitchen and living space
- 3 well-proportioned double bedrooms
- Balcony with views overlooking Perthshire hills.
- Central location in the sought-after town of Aberfeldy
- Private parking
- Ideal as a permanent residence or as a holiday let.



**Galbraith**

Perth  
01738 451111  
perth@galbraithgroup.com

 OnTheMarket



### SITUATION

Flat 5 is located in Aberfeldy, a historic and highly sought after town equipped with 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. Breadalbane Academy 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

Flat 5 is a top storey flat on the third floor of Crown Buildings in Aberfeldy. It provides a generous open plan living space with ample natural light and views overlooking highland Perthshire from the balcony. There are also three well proportioned double bedrooms, one with en suite, and a good sized family bathroom.

### ACCOMMODATION

Kitchen / Living / Dining room, double bedroom with en-suite, 2 double bedrooms, family bathroom, drying cupboard.





### GARDEN (AND GROUNDS)

The property benefits from an allocated parking space to the rear of Crown Buildings.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Main	Mains	Freehold	Mains - Gas	Band C	B

### 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.

### POSTCODE

PH15 2BB

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///regularly.agers.elevated

### SOLICITORS

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

### 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.

### IMPORTANT NOTES

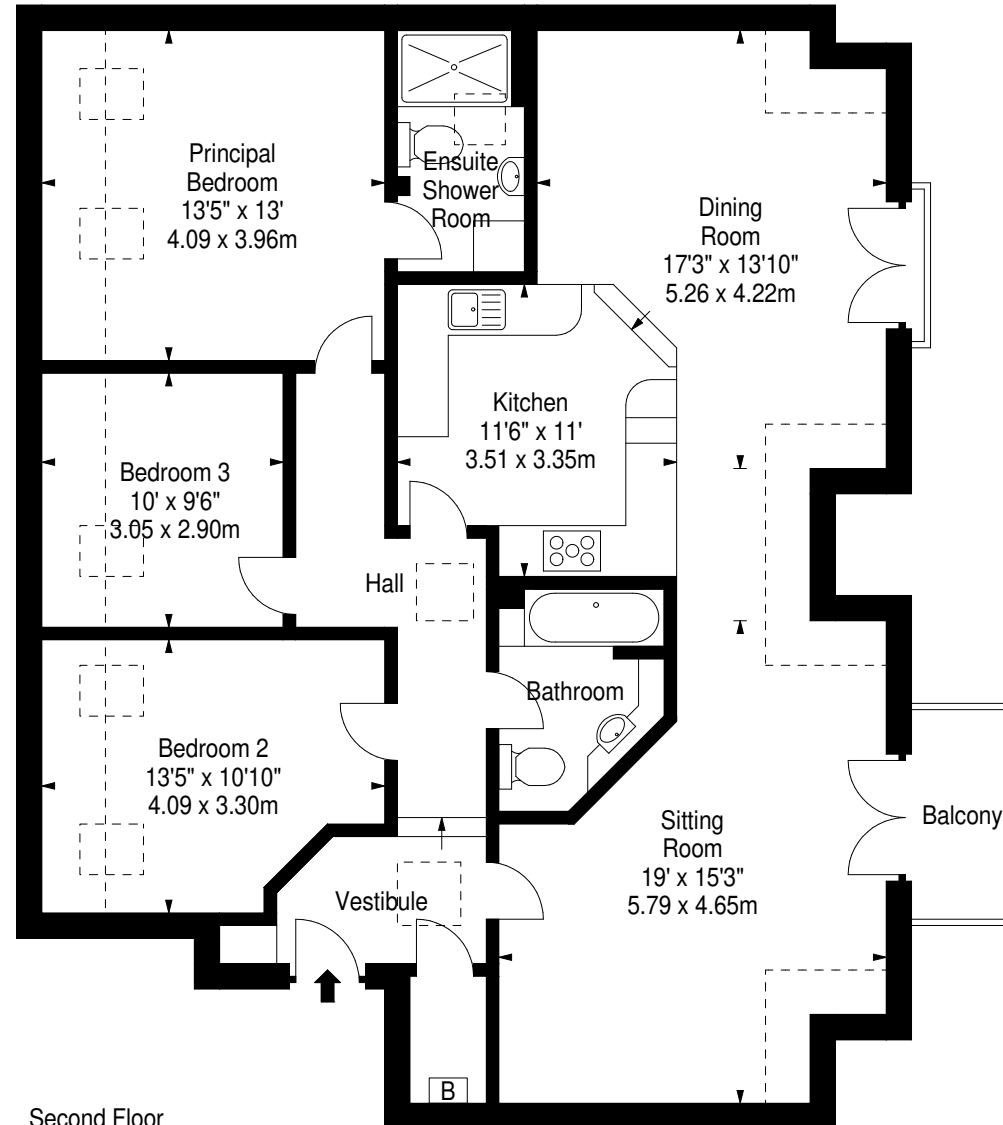
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 December 2023.



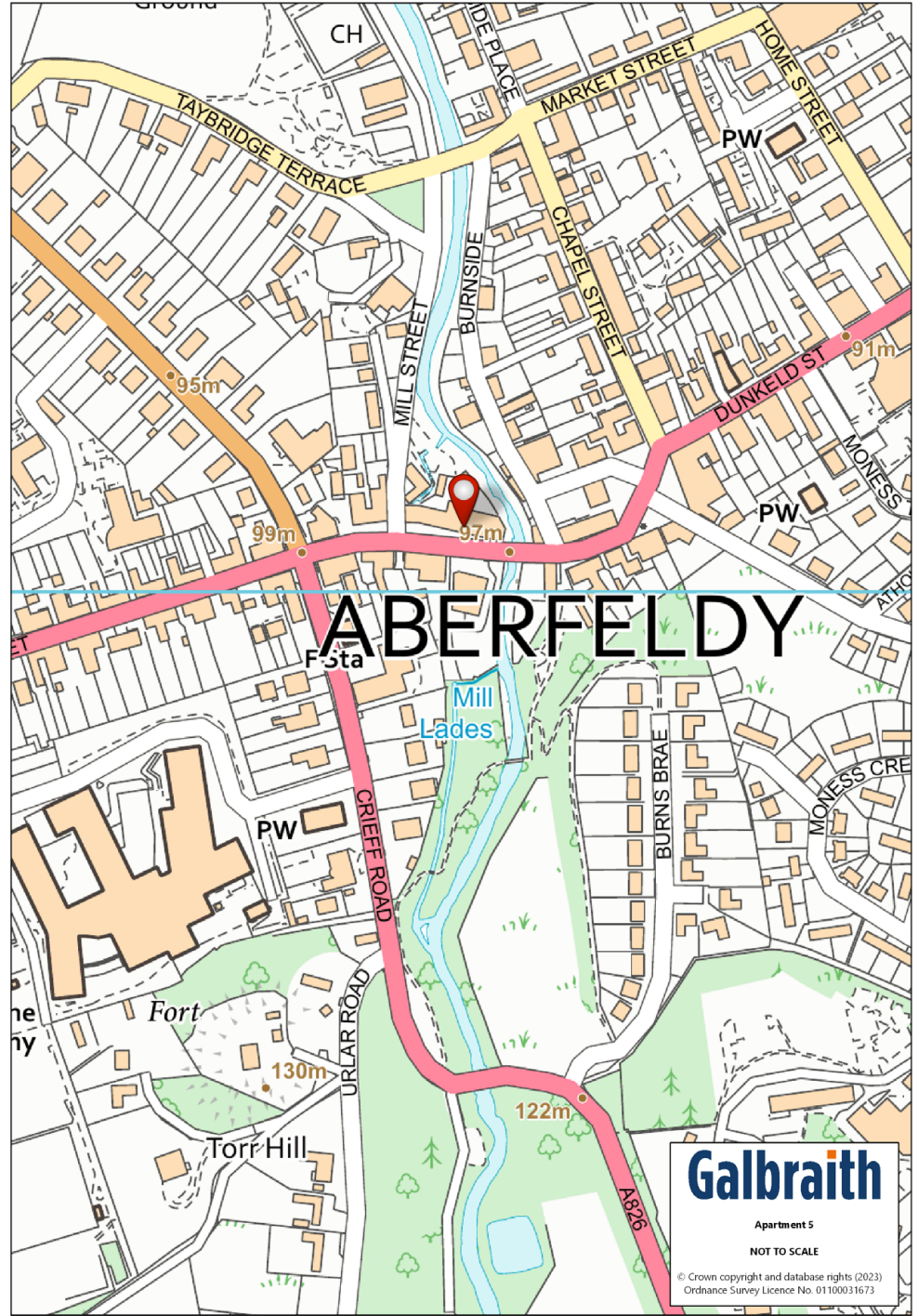
**The Crown,  
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Aberfeldy,  
Perth and Kinross, PH15 2BB**



Approx. Gross Internal Area  
1285 Sq Ft - 119.38 Sq M  
For identification only. Not to scale.  
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Second Floor







**Galbraith**



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