



PORTFOLIO OF 3 RESIDENTIAL PROPERTIES IN NEW BUILD DEVELOPMENT

- > 3X2 BEDROOM SELF-CONTAINED FLATS
- > EACH 58 SQ.M (624 SQ.FT)
- > OFFERS IN REGION OF £450,000 REPRESENTING SUBSTANTIAL DISCOUNT ON GROSS COMBINED VALUE.
- > PLANNING CONDITION REQUIRES TO BE LET AT 100% OF MID MARKET RENT FOR CIRCA 7.5 YEARS.

FOR SALE

OLD FISHERS LAUNDRY, HOME STREET, ABERFELDY, PH15 2AJ

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188 www.shepherd.co.uk



LOCATION

The site on the former grounds of Old Fishers Laundry in the centre of Aberfeldy, comprises of 7, 3-bedroom bungalows and 8, 2-bedroom apartments within one of Perthshire's most scenic areas. A diverse landscape and wide wildlife provide a haven for outdoor enthusiasts, with water sports available on Loch Tay, forest rambles through adjacent woodland, jeep safaris and dramatic hill and mountain climbing. Hunting, fishing, and shooting are available locally and there are golf courses in Aberfeldy and Kenmore.

Aberfeldy offers a wide selection of independent hotels and restaurants, shops, a large supermarket with fuel, nursery, primary & secondary schooling, swimming pool, library, cinema, health centre, dental practice, and veterinary surgery. There is a mainline train station at Pitlochry with direct services to Edinburgh and Inverness and a sleeper service to London.

DESCRIPTION

The uniquely designed apartments are within block of fours with a layout comprising hallway with storage, 2 bedrooms with built in wardrobes, fully tiled bathroom and open plan lounge/kitchen. Two private allocated parking spaces per apartment and communal gardens.

TERMS

Offers in the region of £450,000 for our client's heritable interest in all 3 flats. There is a planning condition where the properties require to be let at 100% of mid-market rent for a period of 7.5 years.

ACCOMMODATION

Room	Area (sq.m)
Kitchen/Dining	9.4
Lounge	12.5
Bathroom	4.6
Bed 1	8.6
Bed 2	8.4



KITCHEN

- Stylish furniture with sleek handle design and choice of doors
- Laminate worktops
- Integrated Oven
- Ceramic hob
- Low energy chrome downlights
- Brushed chrome electrical face-plates
- Space for Washing Machine/Tumble Dryer

BATHROOM

- Vitra sanitaryware
- Shower over bath
- Vado brassware
- Heated towel rail
- Fully Porcelanosa tiled walls
- Fully Porcelanosa tiled floor
- Low energy chrome downlights
- Contemporary sink with integrated storage
- Merlin shower screen

EN-SUITE (where applicable)

- Vitra sanitaryware
- Overhead shower
- Heated towel rail
- Vado brassware
- Fully Porcelanosa tiled walls
- Fully Porcelanosa tiled floor
- Low energy chrome downlights
- Merlin shower door

INTERNAL

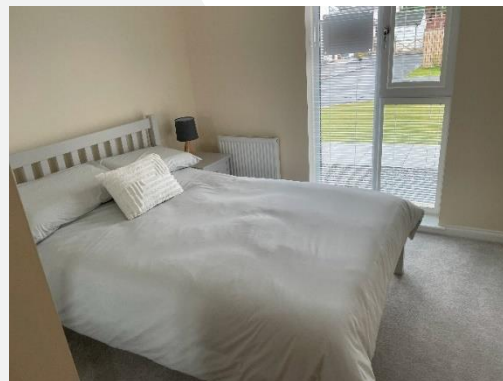
- Mix of carpets and hard flooring throughout
- TV sockets in lounge, kitchen and all bedrooms
- Phone points in Lounge and Hall cupboard
- Central gas heating system, complete with thermostatically controlled radiators
- Lomond-designed white skirtings and facings
- High quality pre finished oak internal doors throughout
- Contemporary doors to all wardrobes

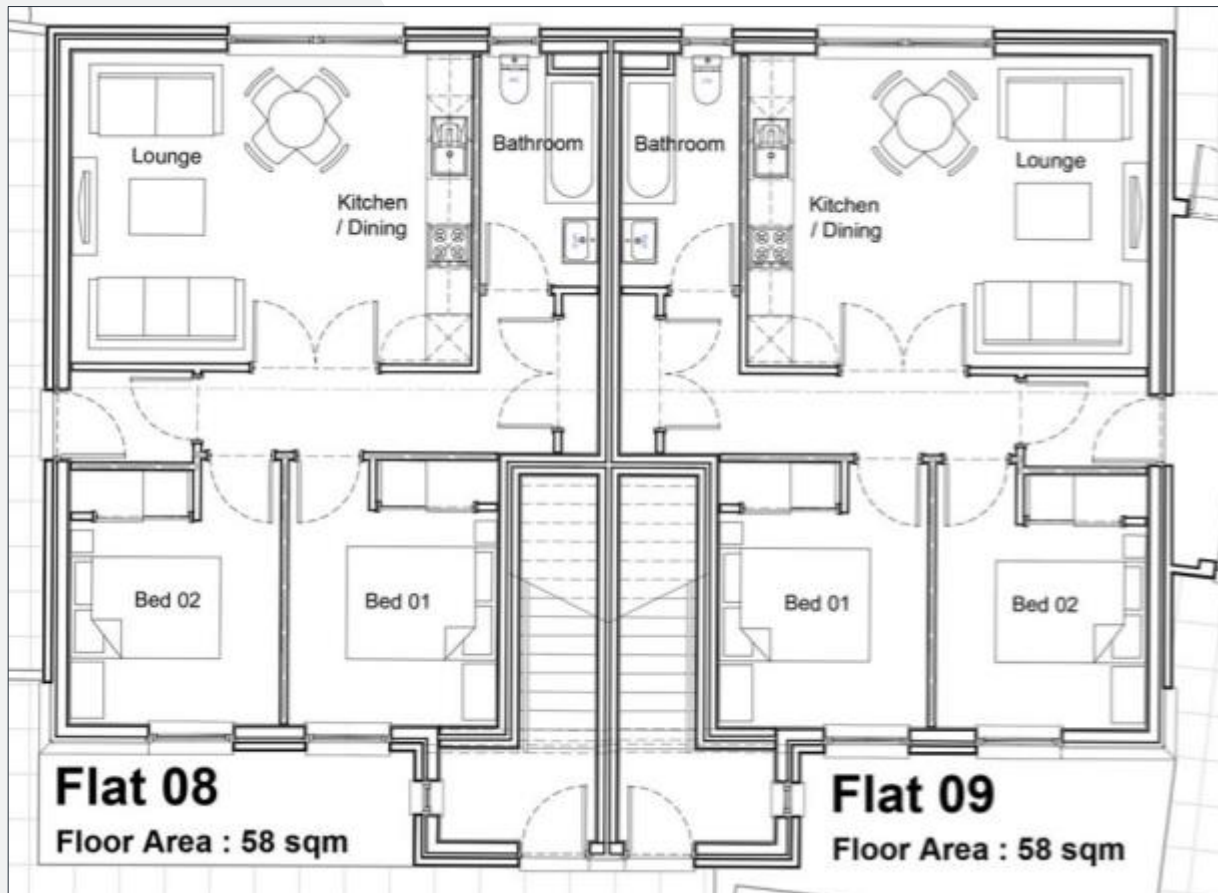
EXTERNAL

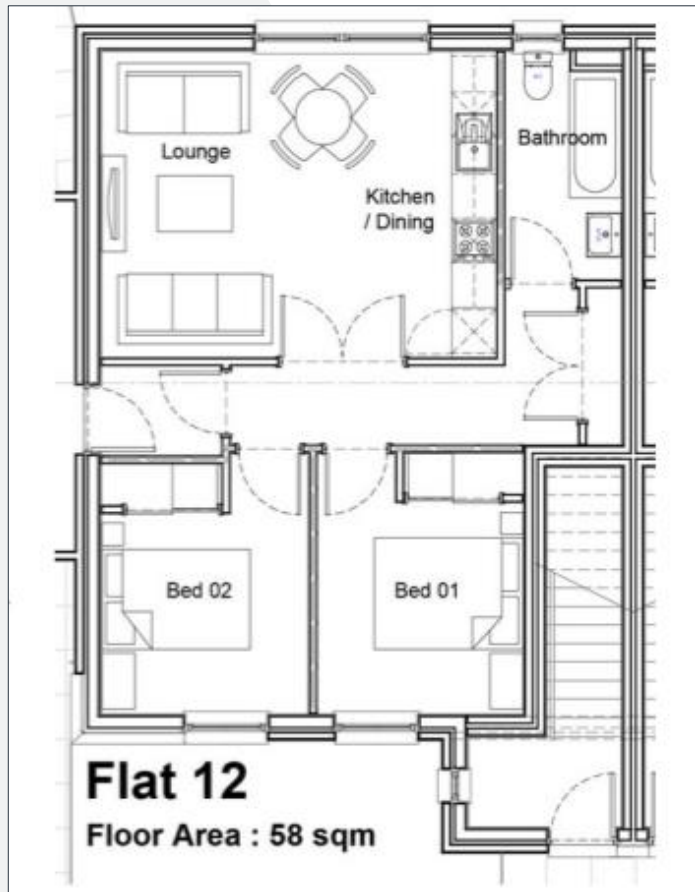
- 2 Private allocated Mono-blocked parking spaces
- Constructed to current thermal and air tightness standards, giving greater thermal efficiency
- High efficiency gas boiler
- High performance, double glazed, white uPVC windows with multi-point locking
- Communal gardens
- Ultra fast fibre broadband available to each plot
- Fencing to boundary (where applicable)
- PV solar panels

SECURITY & SAFETY

- Alarm system with keypads and PIR sensors
- Contemporary lighting to external doors
- Fitted front door bell
- Mains-wired smoke detectors
- Carbon monoxide detectors
- Checkmate 10 year warranty







VAT

Prices are quoted exclusive of VAT (if applicable).

EPC

Available upon request.

LEGAL COSTS

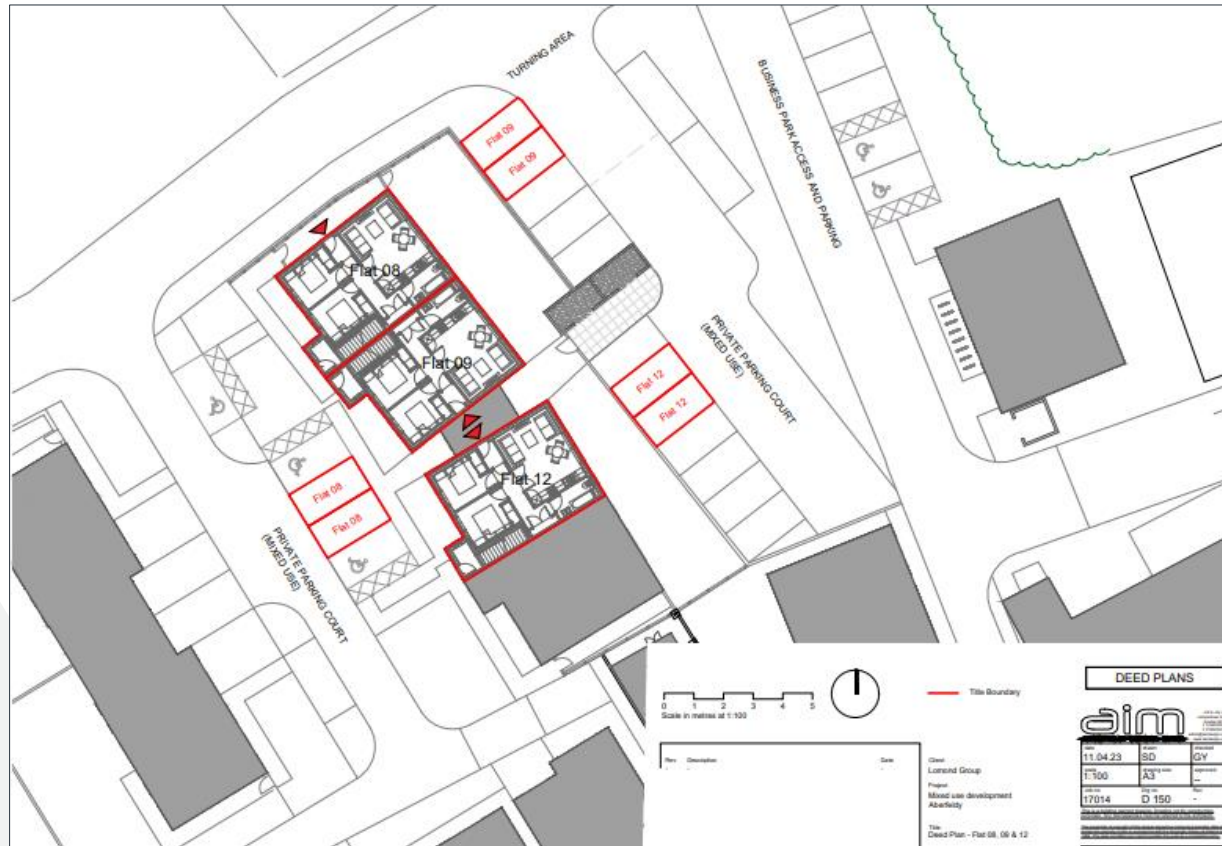
Each party to bear their own legal costs in connection with this transaction.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PB2 0PA
Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JANUARY 2024**