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SOLICITORS & ESTATE AGENTS
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Dallavon Cottages

Taybridge Road
Aberfeldy
PH15 2BH

Offers Over £350,000

This is a rare opportunity to purchase two beautiful cottages located in the popular town of Aberfeldy.

Dallavon Cottages are semi-detached and have been finished to a very high standard and are currently used for the luxury holiday market. Although the cottages have independent access from each other, they are on the same title and are being sold together.

The new owner would have various options available. One or both cottages could be used for residential purposes, rented out long term or for continued use as holiday lets, subject to appropriate planning permission. Please refer to Perth & Kinross Council for further information. There may also be potential to combine the two as one unit if desired.

Both cottages have their living room accommodation on the upper floor with bedrooms on the ground floor.

Cottage one is on the right as you face the building with entrance into a bright and spacious hallway.



There is a double bedroom and a “Jack and Jill” style shower room with WC and WHB set in a vanity unit and a heated towel rail.

The upper floor has an open plan living/dining/kitchen room. The kitchen consists of white floor units with a sink, dishwasher, washing machine and fridge and electric hob.

The second cottage has two double bedrooms and a good sized shower room which has twin sinks and WC set in vanity units and a heated towel rail.

The upstairs is open plan and consists a good sized living room, a dining area which in turn leads to a modern kitchen with pale grey floor units, electric oven, ceramic hob, dishwasher and fridge. There is also a cloakroom with WC and WHB with an adjoining cupboard which contains a washing machine.

Both cottages have wood laminate flooring throughout with the exception of the downstairs hallways and shower rooms which are tiled.



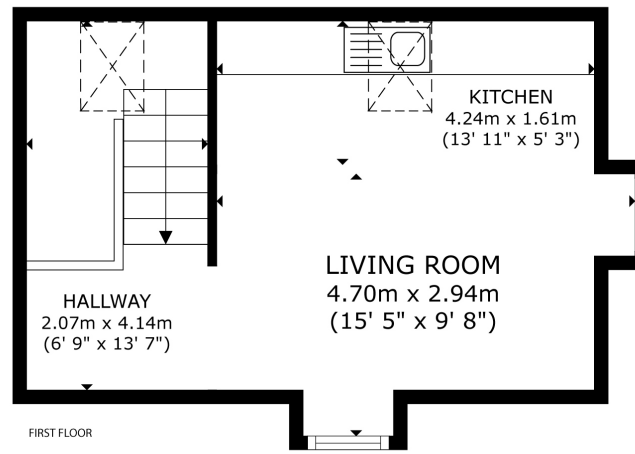
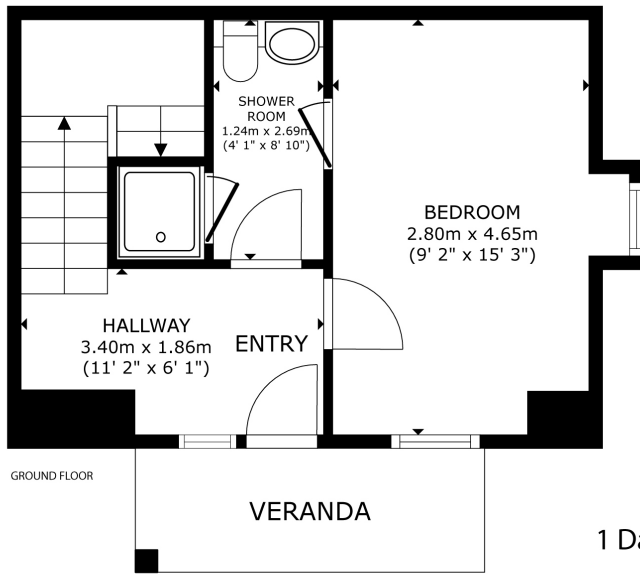
A private gravelled driveway leads in from the road to a parking area which is shared between the two cottages. There are patio areas to the front of each and a storage shed off to the side.

The cottages are within a short walk or drive of Aberfeldy town centre. Aberfeldy is a popular town situated in the heart of Highland Perthshire. It benefits from having both primary and secondary schools, a health centre, a community cinema, distillery and various sports facilities, including a golf course and tennis courts. The Breadalbane campus offers further sporting opportunities including swimming and a sports hall. The town also benefits from a variety of independent shops, hotels, cafes and a supermarket.

Directions

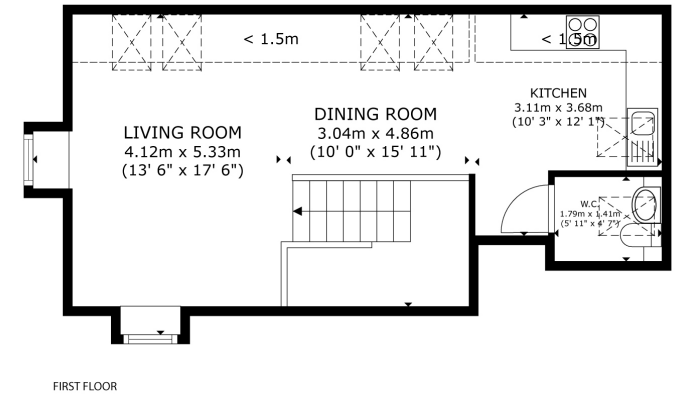
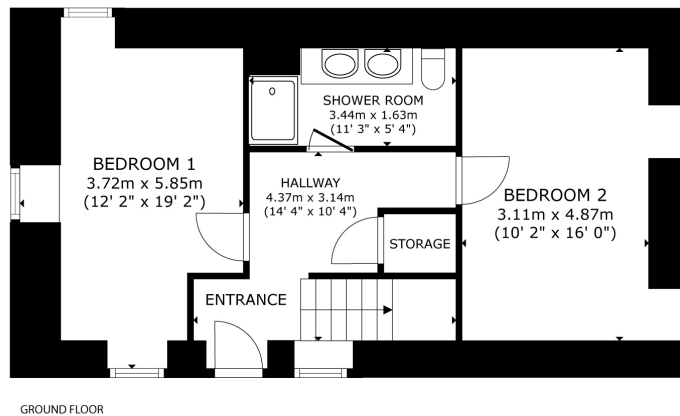
From our office in Aberfeldy, head west on A827 Bank Street. At the crossroads, turn right signposted Weem. Dallavon Cottages are on the left through the first set of white gates between other houses and are clearly marked.





1 Dallavon Cottages Taybridge Road Aberfeldy PH15 2BH

GROSS INTERNAL AREA
 FLOOR 1 30.1 m² (324 sq.ft.) FLOOR 2 27.3 m² (294 sq.ft.)
 EXCLUDED AREAS : VERANDA 5.4 m² (59 sq.ft.)
 TOTAL : 57.4 m² (618 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



2 Dallavon Cottages Taybridge Road Aberfeldy PH15 2BH

GROSS INTERNAL AREA
 FLOOR 1 51.7 m² (557 sq.ft.) FLOOR 2 38.1 m² (410 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 7.8 m² (84 sq.ft.)
 TOTAL : 89.8 m² (967 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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