



**Premier  
Properties**  
Perth



## St Ann's, Crieff Road, Aberfeldy, PH15 2BJ Offers Over £430,000

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As you step inside, you will be greeted by the stunning Victorian features that adorn the home, including high ceilings, ornate cornicing, and beautiful period fireplaces. These elements not only add character but also create a warm and inviting atmosphere throughout the property. The generous living areas provide the perfect space for relaxation and entertaining, following through to a well appointed kitchen offering both functionality and style, there is a utility area, a modern shower room and a dining room completing the ground floor.

The first floor offers has three double bedrooms and a newly renovated shower room ensuring that daily routines are both comfortable and efficient.

The second floor has two further generous sized double bedroom completing the home.

Externally, this beautiful home complements a lovely garden space which can be enjoyed throughout the summer months, there is a magnificent outhouse being an idyllic space to host gatherings with friends and family.

The surrounding area is equally appealing, with the picturesque town of Aberfeldy providing a range of local amenities, including shops, cafes, and schools, all within easy reach.

This property not only boasts a prime location but also the charm and character that comes with a Victorian home.

- 5 bedrooms
- 2 bathrooms
- Victorian charm throughout
- Ideal family home
- Close to local amenities
- Off street parking
- Easy access to transport links
- Woodland walks
- Viewing highly recommended





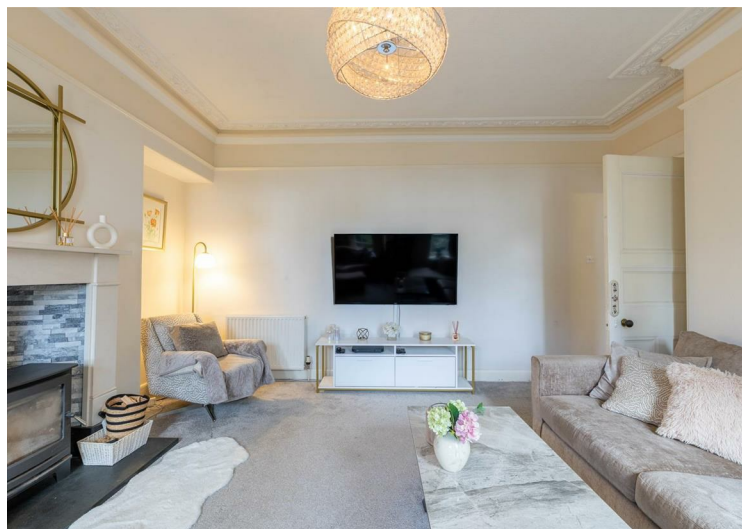
### St Ann's, Crieff Road Aberfeldy, PH15 2BJ

GROSS INTERNAL AREA:  
FLOOR 1 106.7 m² (1,149 sq.ft.) FLOOR 2 74.0 m² (797 sq.ft.) FLOOR 3 33.5 m² (361 sq.ft.)  
EXCLUDED AREAS: PATIO 40.6 m² (437 sq.ft.)  
TOTAL: 214.3 m² (2,306 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
	61	74		59	71



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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