

Wyllie & Henderson  
Property



## The Fraser Dull, Aberfeldy, Perthshire PH15 2JQ

To be constructed an outstanding contemporary house with excellent views over Strathtay by local developers AGB Developments Limited.

The Fraser at Dull lies in an attractive position in the heart of this historic Village and enjoys magnificent views over Upper Strathtay to the forests and mountains of Highland Perthshire beyond.

- Hall
- Dining/Lounge
- Kitchen
- Utility Room
- Master Bedroom
- En-Suite Shower Room
- 2 Further Bedrooms
- Bathroom

**OFFERS IN THE REGION OF  
£249,000 ARE INVITED**

[www.wyllie-henderson.co.uk](http://www.wyllie-henderson.co.uk)



Perthshire Solicitors  
Property Centre



Externally the Fraser will be arranged under a pitched slate roof with a mix of natural stone, timber cladding and white harled walls; giving a tremendous blend of finishing materials which lends to a unique and contemporary look.

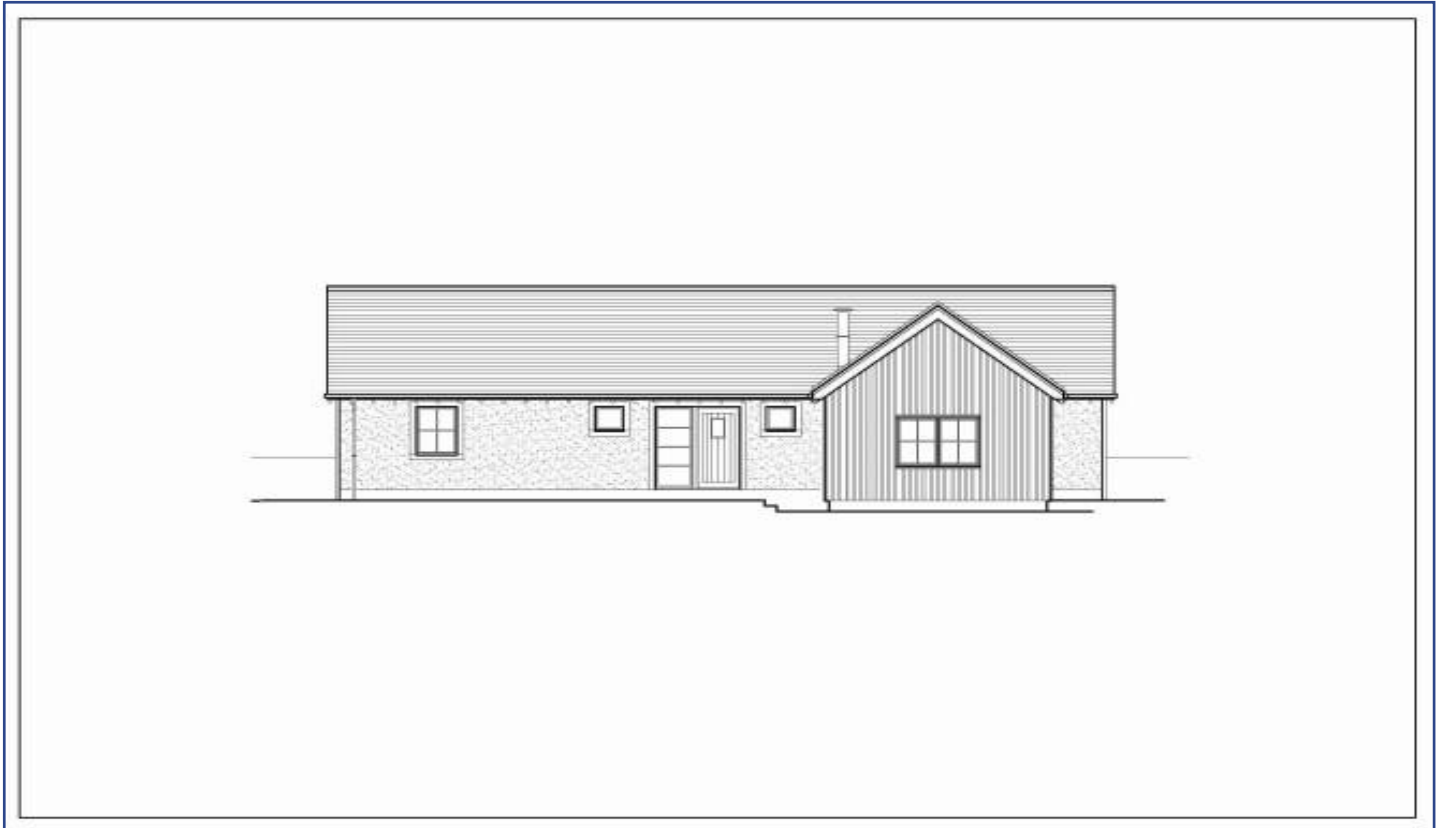
The Fraser provides flexible modern living space with fantastic views over the surrounding farmland towards the River Tay.

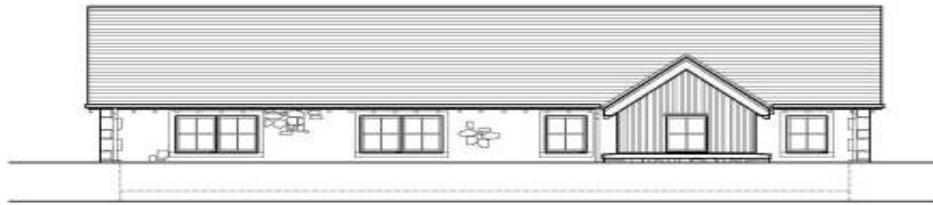
**DIMENSIONS:-**

**DINING LOUNGE (4.176m x 6.430m) KITCHEN (2.818m x 4.000m) BATHROOM (3.382m x 1.838m)**

**MASTER BEDROOM (3.227 x 4.525m) BEDROOM 2 (2.800m x 3.565m) EN-SUITE (2.300m x 1.200m)**

**BEDROOM 3 (3.400m x 3.565m) HALL (6.500m x 1.500m) UTILITY (0.835m x 1.800m)**





**SPECIFICATIONS**

**ROOFS**

Natural slate roofs to each dwelling and garages

**WINDOWS**

Engineered double glazed high performance windows; Velux roof lights

**DOORS & FINISHINGS**

High performance entrance door with 3 point high security locking system; Panelled hardwood doors suitable for stain/varnish; Chrome lever furniture; Natural hardwood timber skirting and facing throughout; Fitted wardrobes with hanging rails to where indicated.

**DECORATION**

Antique White to ceilings and Cream to walls; Timber stained/varnished; Cornicing throughout.

**BATH & SHOWER AREAS**

Luxury white sanitary ware; Chrome showers & enclosures Stoneware trays; Mains pressure thermostatically controlled showers.

**WET WALL/TILING**

To bath and shower area; Ladder towel rail to bathrooms and en-suite.

**KITCHEN & UTILITY AREA**

Fully designed and fitted solid wood kitchens; Integrated dishwasher, fridge freezer and Range cooker.

**LIGHTING**

Recessed feature down lighters in hall and kitchen areas; External Coach lights provided at each door.

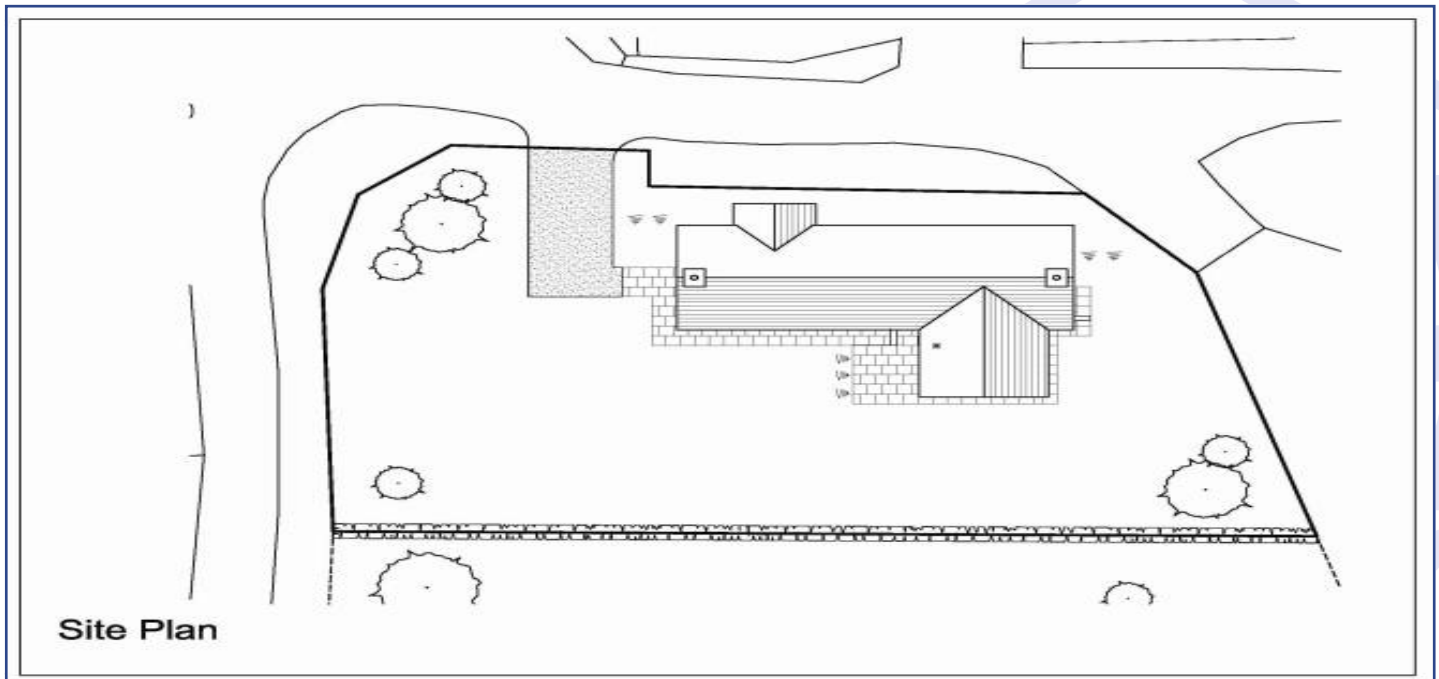
**CENTRAL HEATING**

Oil-fired heating system thermostatically controlled high performance radiators; Mains pressure hot water system.

**POWER - DATA**

Ample wall mounted sockets in all main rooms; Intruder alarm system; Mains wired smoke alarms to building standards; 2 No Telephone points per dwelling; TV points for terrestrial installed in Lounge, Living Room and Master Bedroom; Incoming BT supply.





**Site Plan**

**GUARANTEE**

All dwellings to be covered by a 10 year NHBC Buildmark warranty.

**LOCATION**

Aberfeldy lies some 4 miles to the east and has an excellent range of local shops and services, including a Doctor's Surgery, Veterinary Practice, Primary and Secondary Schools. This part of Highland Perthshire provides a wide range of outdoor activities, including shooting, stalking and fishing on local Estates and rivers. Golf can be enjoyed on nearby courses at Aberfeldy and Kenmore and for the hill-walker there are a number of "Munros" in the area including Perthshire's highest peak, Ben Lawers, a short drive to the west. Pitlochry 18 miles to the east offers a wide range of services with local and national retailers, a mainline rail station and a theatre. Perth is located approximately 35 miles south, via the A9 trunk road, with Edinburgh and the wider central belt being a little more than one and half hour's drive.

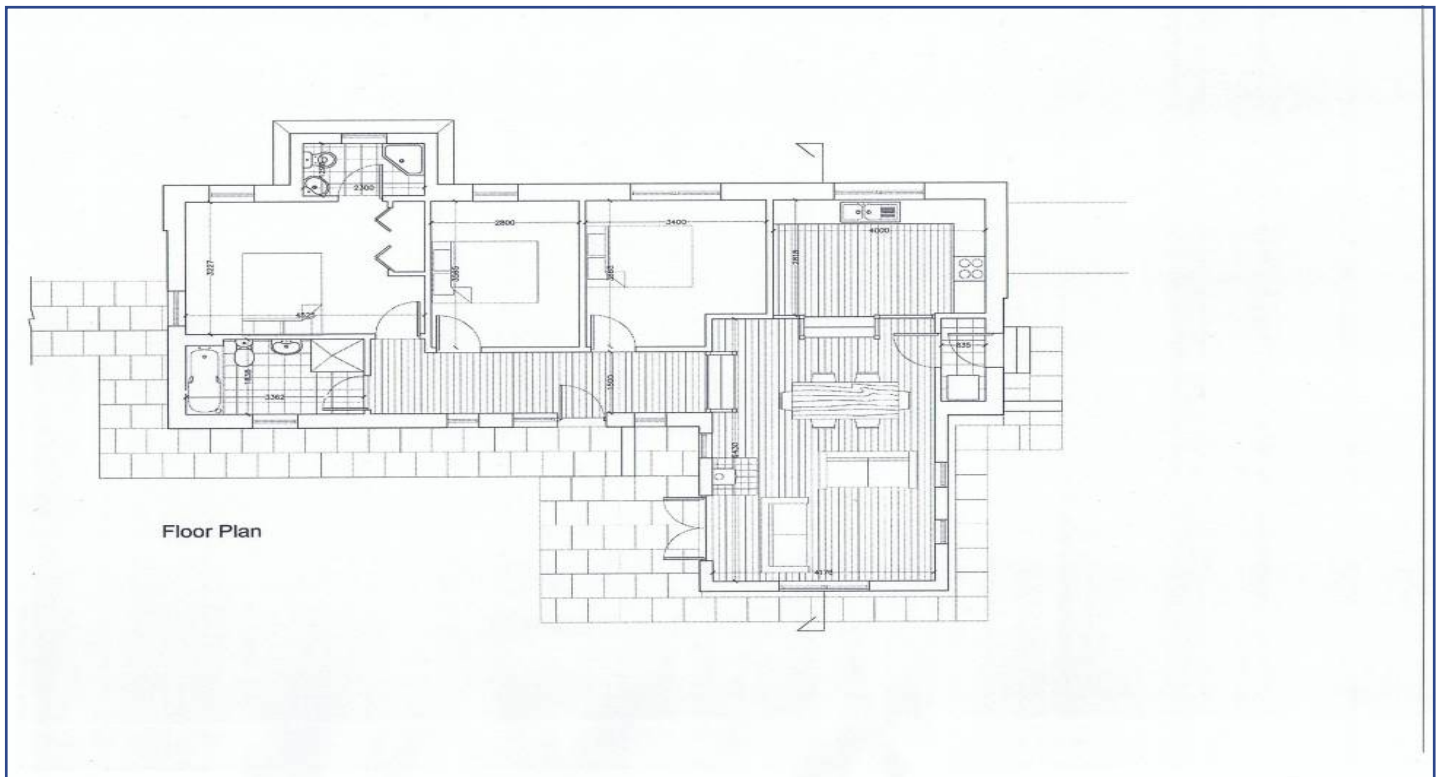
**VIEWING: CONTACT SELLING AGENTS**

**NOTES**

All illustrations, measurements, specifications and plans contained within these details are indicative only and may be subject to change. The information contained within the particulars is provided for guidance purposes only and does not form part of any contract.

Specification may be modified subject to agreement with AGB Developments Ltd and dependent on build programme. Specification may be subject to change without prior notification.

The artists impressions utilised in these particulars do not disclose buildings and physical features in the locality; further the photograph incorporated in the particulars is a representative view from the locality as opposed to an actual view from the development site.



**Floor Plan**

Whilst Wyllie & Henderson Solicitors & Estate Agents make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

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