

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Rockmount, Perth Road, Abernethy, Perth, PH2 9LW

Offers Over £320,000



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**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

Rockmount, Perth Road, Abernethy, Perth, PH2 9LW

Many thanks for your interest with Rockmount, Perth Road, Abernethy, Perth, PH2 9LW.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one, please register on our hot buyers list, where we will email you of new property listings and property open days.

# About the Area

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The lovely village of Abernethy lies approximately 9 miles South East of Perth and has become increasingly popular in recent years due to its position and easy access to all areas in the Central belt making it an excellent locality for people who require to commute.

The village of Abernethy itself has ample day to day shopping facilities together with an excellent primary school. Further shopping and amenities can be found in the nearby villages of Bridge of Earn and Newburgh.



# Property Summary

Next Home are delighted to bring this fantastic 3/4-bedroom traditional built villa to the market, situated within the popular village of Abernethy.

The property is set on a very private and generous sized plot with spacious accommodation comprising entrance vestibule, welcoming hall, bright and spacious lounge with wood-burning stove, dining room/bedroom 4 with open fire, kitchen/breakfast room, utility room, 3 double bedrooms, bathroom, and shower room. The villa is accessed off the Perth Road and a long driveway leads to the parking at the rear of the property.

There is a large orchard garden to the side that homes multiple apple and pear trees. There is also a purpose-built brick outbuilding that is currently used for additional storage. The front garden has mature shrubbery and offers privacy and fantastic views. There are additional brick sheds to the rear of the property.

Warmth is provided via oil central heating and additional wood burning stove.

There is development potential within the orchard subject to obtaining the necessary planning consents and approvals.



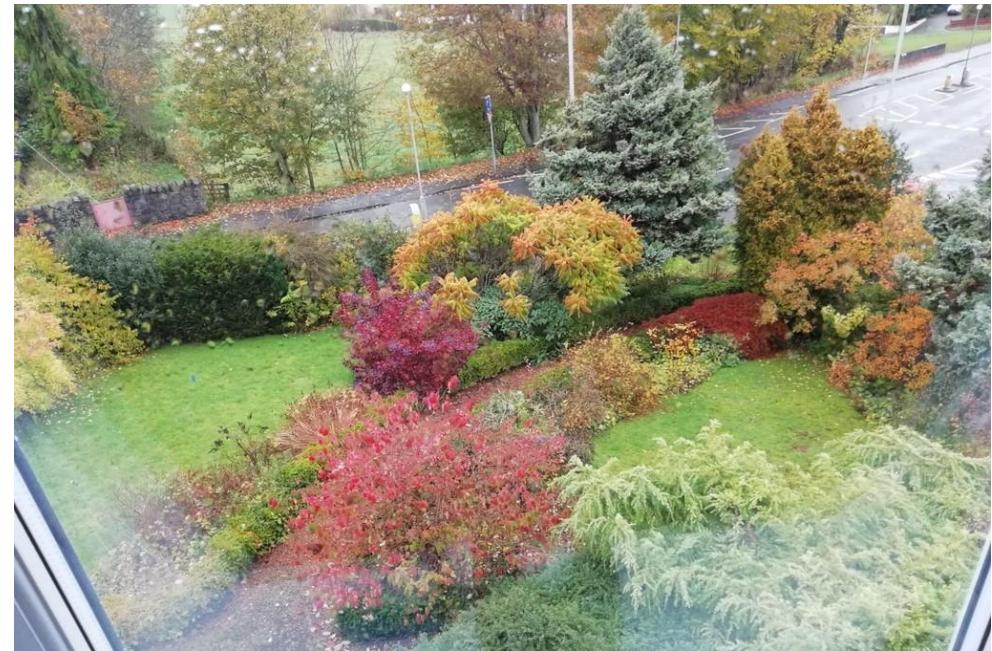
# Key property features

- ✓ 3 double bedrooms
- ✓ Excellent family home
- ✓ Ideal for the commuter
- ✓ Large garden
- ✓ Very private
- ✓ Fantastic walks nearby
- ✓ Close to Perth
- ✓ Wood burning stove
- ✓ Outbuildings
- ✓ 2 reception rooms









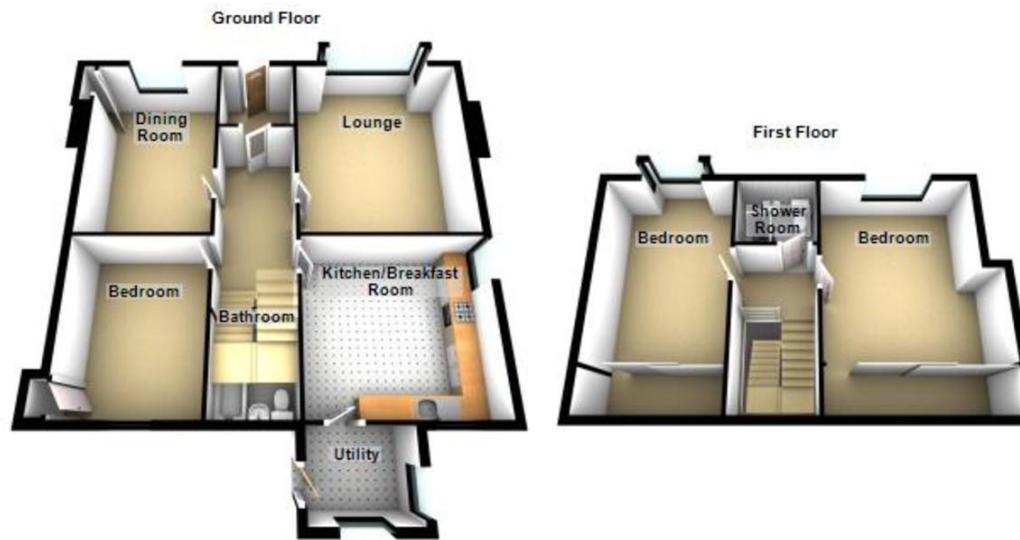
# Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



# Floorplans

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# Property Room sizes

## ENTRANCE VESTIBULE

## ENTRANCE HALL

## LOUNGE

16' 6" x 14' 3" (5.03m x 4.34m)

## DINING ROOM

13' 4" x 11' (4.06m x 3.35m)

## KITCHEN/BREAKFAST ROOM

12' x 11' 3" (3.66m x 3.43m)

## UTILITY ROOM

8' 2" x 7' 2" (2.49m x 2.18m)

## BEDROOM

16' 3" x 12' 3" (4.95m x 3.73m)

## BEDROOM

15' 3" x 9' 4" (4.65m x 2.84m)

## BEDROOM

10' 2" x 8' 2" (3.1m x 2.49m)

## SHOWER ROOM

7' 9" x 5' 4" (2.36m x 1.63m)

## BATHROOM

7' 1" x 5' 8" (2.16m x 1.73m)

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff..... 01764 65 00 44

211 High Street, Auchterarder..... 01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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Ombudsman Scheme