

# Buy your next home with Next Home

Leading Perthshire Estate Agency

St Leonards 66 Main Street, Abernethy, Perth, Perthshire, PH2

Offers Over £268,500

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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St Leonards 66 Main Street, Abernethy, Perth,  
Perthshire, PH2 9LA

Many thanks for your interest with St Leonards 66 Main Street, Abernethy, Perth, Perthshire, PH2 9LA.

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 reknown 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.

# Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home 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.







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Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

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Next Home are delighted to bring this 3/4 bedroom detached Victorian villa situated in the popular village of Abernethy to the market.

The property would make an ideal family home with spacious accommodation set over 2 levels comprising: Entrance hall, lounge with woodburning stove, dining room/bedroom4 with French patio doors leading to a small courtyard garden and kitchen are all located on the ground floor.

The 1st floor consists of 3 double bedrooms with one having an en-suite and another with a dressing room/study area and there is a family bathroom accessed off the split level landing.

The property provides off-street parking for 2 cars via a tarmac driveway.

To the rear there is large garden with patio, lawn and gravelled area.

Additionally there is a brick built outbuilding ideal for storage.

Oil fire heating and double glazing throughout.





# Key property features

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- ✓ 3/4 bedrooms
- ✓ Rare to market
- ✓ Large garden
- ✓ Popular residential area
- ✓ Ideal family home
- ✓ Good schooling nearby
- ✓ Spacious rooms
- ✓ Flexible accommodation
- ✓ Dressing/Study area





















An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

# Have a property to sell?

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

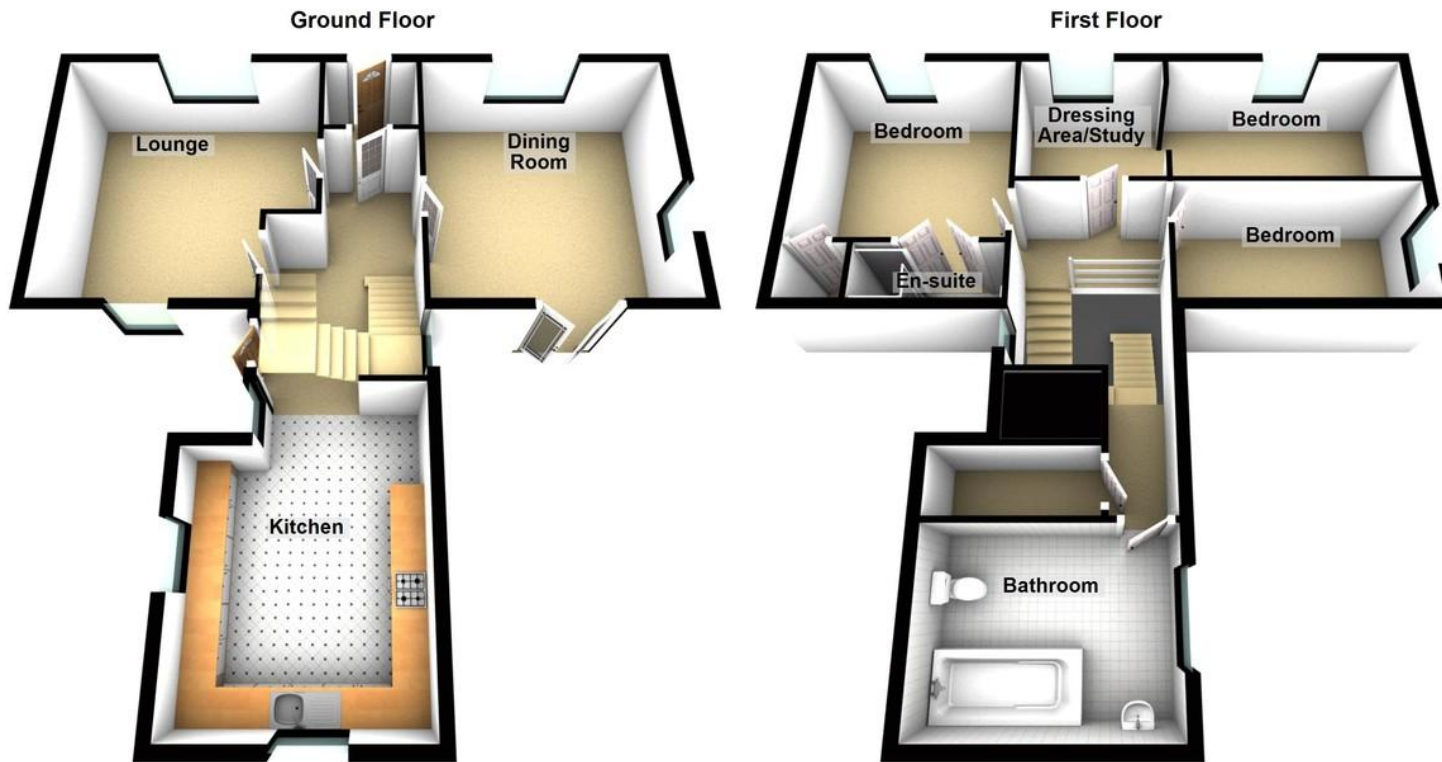


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# Floorplans

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# Property Room sizes

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## VESTIBULE

### ENTRANCE HALL

16' 5" x 12' 8" (5m x 3.86m)

### LOUNGE

16' 5" x 12' 8" (5m x 3.86m)

### DINING ROOM/BEDROOM

16' 5" x 12' 9" (5m x 3.89m)

### KITCHEN

14' 4" x 7' 8" (4.37m x 2.34m)

### BEDROOM

11' 6" x 11' 6" (3.51m x 3.51m)

## ENSUITE

### BEDROOM

12' 8" x 8' 6" (3.86m x 2.59m)

### STUDY/DRESSING AREA

9' 8" x 6' 9" (2.95m x 2.06m)

### BEDROOM

13' 5" x 7' 6" (4.09m x 2.29m)

### BATHROOM

8' x 6' 8" (2.44m x 2.03m)

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.



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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)

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