



# Buy your next home with Next Home

Leading Perthshire Estate Agency

16 Nethy Place, Abernethy, Perth, PH2 9GZ

Offers Over £315,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

16 Nethy Place, Abernethy, Perth, PH2 9GZ

Many thanks for your interest with 16 Nethy Place, Abernethy, Perth, PH2 9GZ.

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

---

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

---

We are delighted to bring to the market this immaculately presented DETACHED FOUR BEDROOM EXECUTIVE VILLA situated within a prime location in the village of Abernethy.

The bright and spacious accommodation comprises entrance vestibule with storage cupboard; WC; Lounge with feature fireplace and sliding doors to the rear garden; lovely open plan kitchen and sun room with fitted appliances and doors to the garden; utility room with door to the integral garage; bedroom/dining room; principal bedroom with en-suite shower room, mirrored sliding doors and open to the dressing room with fitted wardrobes (could be made into 5th bedroom if required); 2 further double bedrooms with fitted wardrobes and family bathroom with white suite.

There is double glazing and oil central heating throughout.

The front driveway leads to the garage and the gardens grounds are laid to lawn with a paved patio area providing an ideal haven for relaxing during the summer months.



# Key property features

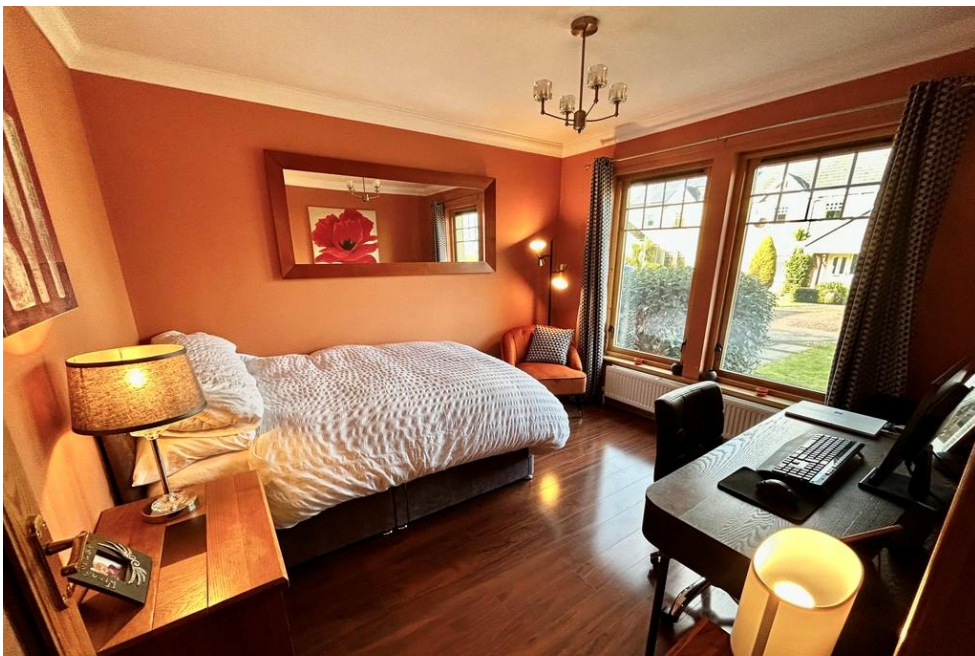
---

- ✓ Executive Detached Family Villa
- ✓ Versatile Accommodation
- ✓ Bright Lounge
- ✓ Open Plan Kitchen and Sun Room
- ✓ Utility Room & WC
- ✓ Bedroom/Dining Room
- ✓ 3 Further Double Bedrooms
- ✓ Dressing Room/Bed 5
- ✓ Bathroom and En-suite shower room
- ✓ Garage & Garden











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 rear 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.

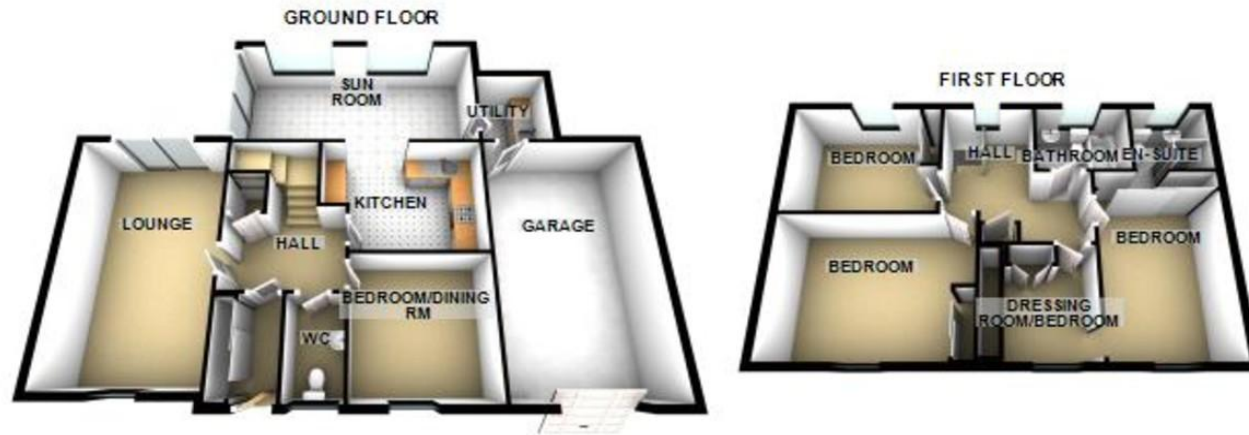


**NEXTHOME**

ESTATE & LETTING AGENTS

# Floorplans

---



# Property Room sizes

---

## **VESTIBULE**

*6' 3" x 3' 4" (1.91m x 1.02m)*

## **HALL**

*9' 4" x 6' 8" (2.84m x 2.03m)*

## **LOUNGE**

*19' 9" x 12' 0" (6.02m x 3.66m)*

## **KITCHEN**

*13' 5" x 10' 3" (4.09m x 3.12m)*

## **SUN LOUNGE**

*18' 2" x 11' 0" (5.54m x 3.35m)*

## **UTILITY ROOM**

*9' 1" x 5' 4" (2.77m x 1.63m)*

## **BEDROOM/DINING ROOM**

*11' 4" x 10' 7" (3.45m x 3.23m)*

## **WC**

## **BEDROOM**

*12' 10" x 10' 2" (3.91m x 3.1m)*

## **EN-SUITE**

*6' 5" x 6' 3" (1.96m x 1.91m)*

## **DRESSING ROOM/BEDROOM**

*9' 0" x 6' 11" (2.74m x 2.11m)*

## **BEDROOM**

*10' 9" x 9' 5" (3.28m x 2.87m)*

## **BEDROOM**

*10' 0" x 9' 6" (3.05m x 2.9m)*

## **BATHROOM**

*6' 11" x 6' 4" (2.11m x 1.93m)*

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.



# NEXTHOME

ESTATE & LETTING AGENTS

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*

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme