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Leading Perthshire Estate Agency

Bonanova, Perth Road, Abernethy, Perth, PH2 9LW

Offers Over £275,000

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Buying with Next Home

Bonanova, Perth Road, Abernethy, Perth, PH2 9LW

Many thanks for your interest with Bonanova, 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 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

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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Property Summary

Next Home are delighted to bring to the market this 3 bedroom detached bungalow situated in the most sought after area of Abernethy, Perthshire.

The property has great potential and sits on an envious plot with stunning countryside views. The current accommodation is set over one level and comprises: Entrance hall with storage, spacious lounge with bay window, dining room, kitchen, 3 double bedrooms with built in storage and a wet room.

To the front there is off-street parking for 3 cars and access to a single garage. The rear garden is fully enclosed and offers an excellent development opportunity to extend the property.

The garden is well-kept with a mixture of mature shrubbery and plants throughout.

There is a large lawn and patio both of which offers lovely seating areas to take in the rolling countryside views.

Oil fired heating and double glazing throughout.



Key property features

- ✓ 3 bedrooms
- ✓ Bungalow
- ✓ Great development opportunity
- ✓ Chain free
- ✓ Rare to the market
- ✓ Large garden
- ✓ Popular residential area
- ✓ Ideal family home
- ✓ Countryside views
- ✓ Close to Perth













Have a property to sell?

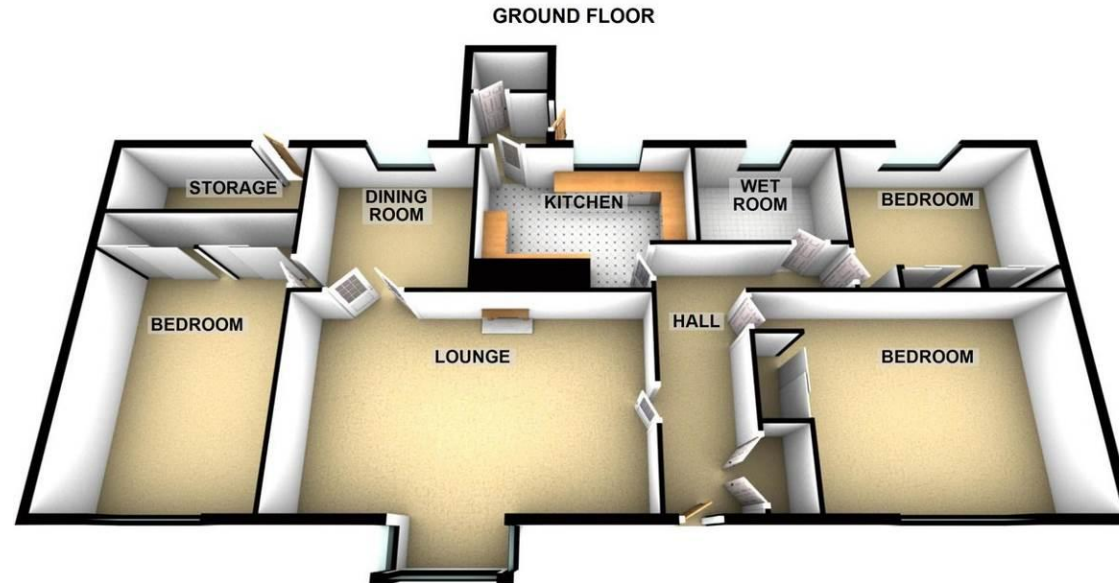
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

ENTRANCE HALL

LOUNGE

18' 7" x 15' 2" (5.66m x 4.62m)

KITCHEN

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

DINING ROOM

12' 3" x 8' 9" (3.73m x 2.67m)

BEDROOM

14' 5" x 12' 2" (4.39m x 3.71m)

BEDROOM

11' 9" x 11' (3.58m x 3.35m)

BEDROOM

16' 4" x 8' 9" (4.98m x 2.67m)

WET ROOM

9' x 5' 1" (2.74m x 1.55m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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