

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Plum Cottage, Abernyte, Perth, PH14 9ST

Offers Over £210,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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Plum Cottage, Abernyte, Perth, PH14 9ST

Many thanks for your interest with Plum Cottage, Abernyte, Perth, PH14 9ST.

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 properties are ideally placed for the commuter with the national motorway network located nearby providing access to Aberdeen, Edinburgh, Stirling, Glasgow and the A9 trunk route leading to Inverness.

Ninewells hospital and medical school are within easy reach and PRI lies to the west of the village. Abertay and Dundee universities, Dundee airport and technology park are all within close proximity and there are main line railway stations at both Perth and Dundee.



# Property Summary

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Next Home are delighted to bring to the market this 2 bedroom detached cottage situated in the sought after area of Abernyte.

The property would make an ideal home for a range of buyers and comes with full planning permission for an extension. Set over one level Plum Cottage offers accommodation comprising: Entrance hall, spacious lounge with views to the countryside, space for free-standing furniture and a wood-burning stove, kitchen, 2 double bedrooms and a family bathroom.

The property is situated on a generous sized plot with large lawn and a gravelled area which can be made into off-street parking.

Planning application- 24/00848/FLL





# Key property features

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- ✓ Planning permission for an extension
- ✓ Ideal for a first time buyer
- ✓ Countryside views
- ✓ Close to Dundee
- ✓ Well presented
- ✓ 2 double bedrooms
- ✓ Gas central heating
- ✓ Wood burning stove
- ✓ Sought after area

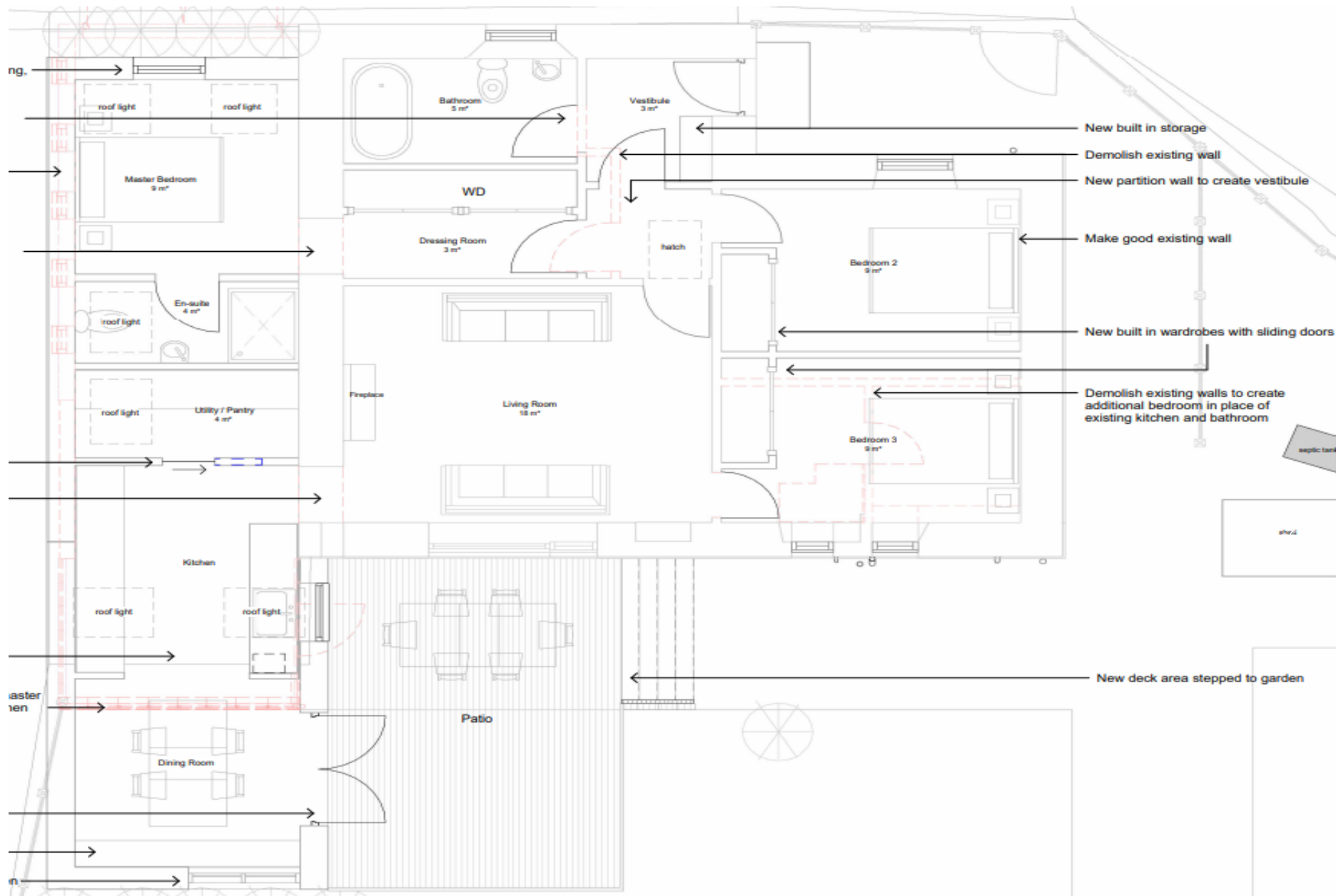








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# Have a property to sell?

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

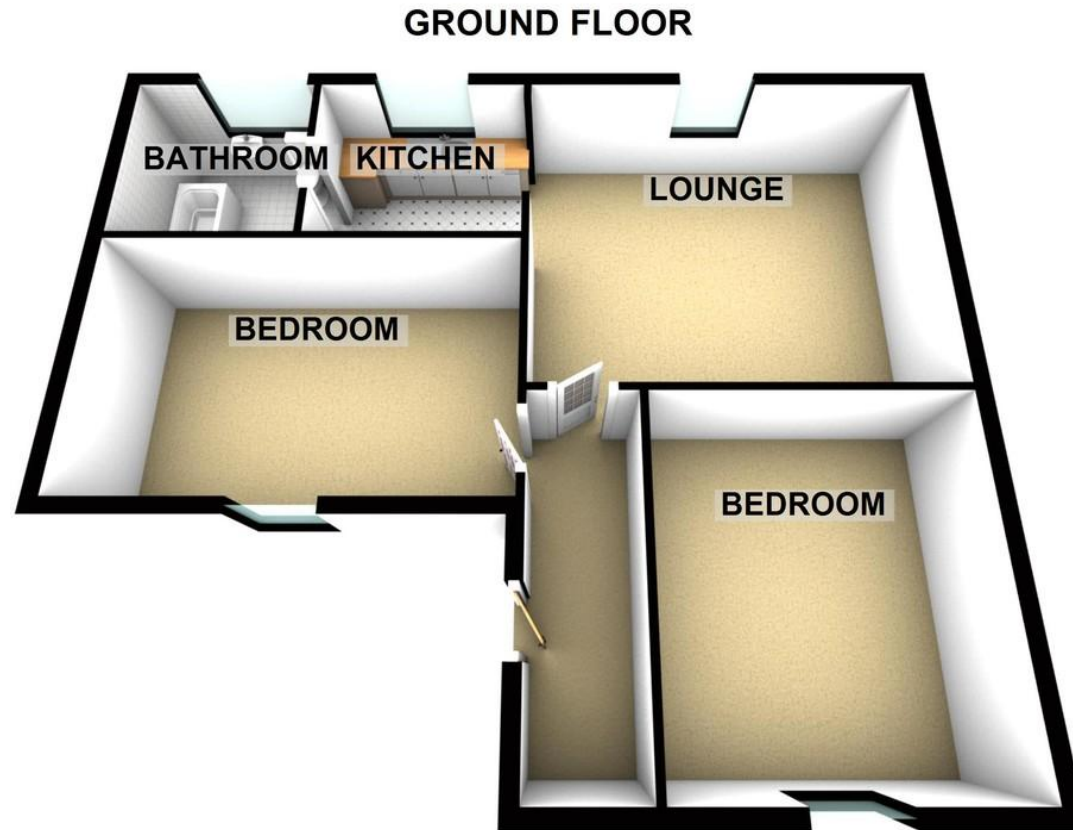


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# Floorplans

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# Property Room sizes

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## **ENTRANCE HALL**

## **LOUNGE/DINER**

*15' x 12' 6" (4.57m x 3.81m)*

## **KITCHEN**

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

## **BEDROOM**

*12' 6" x 10' 4" (3.81m x 3.15m)*

## **BEDROOM**

*11' 1" x 11' 4" (3.38m x 3.45m)*

## **BATHROOM**

*6' 5" x 6' 2" (1.96m x 1.88m)*

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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