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46 Castlelaw Crescent, Abernethy, Perth, Perthshire, PH2 9LP

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ESTATE & LETTING AGENTS

Buying with Next Home

46 Castlelaw Crescent, Abernethy, Perth, Perthshire,
PH2 9LP

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Next Home's Buying Guide



Next Home Open Days

About the Area

Abernethy is a charming and historic village in Perthshire, nestled at the foot of the Ochil Hills and surrounded by beautiful open countryside. Steeped in history, it's home to one of Scotland's oldest round towers and offers a welcoming community atmosphere.

The village provides everyday amenities including a primary school, café, village shop, with further facilities available in nearby Bridge of Earn and Perth. Excellent transport links make commuting straightforward, with easy access to the M90 for routes to Perth, Dundee, and Edinburgh.

Abernethy is also a haven for outdoor enthusiasts, offering scenic walks, cycling routes, and stunning rural views, making it a perfect blend of peaceful village life and convenient modern living.





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Property Summary

We are delighted to bring to the market this well proportioned 4 bedroom detached villa situated in the sought after village of Abernethy.

The welcoming entrance hall leads into a bright and inviting lounge positioned to the front of the home. This generous living space is filled with natural light from a large picture window, creating a warm and relaxing atmosphere that's perfect for both everyday living and entertaining.

To the rear of the property lies an open-plan kitchen and dining area, forming the heart of the home. The kitchen is fitted with a range of contemporary units a dishwasher and hob included and offers ample workspace and storage with access to a w/c. The dining area provides plenty of room for family meals or social gatherings and opens directly into a lovely conservatory. From here, you can enjoy panoramic views over the surrounding countryside. There is also a dining room/bedroom 4.

A practical utility room sits adjacent to the kitchen, offering additional storage and space for a washing machine and tumble dryer and access to a single garage.

Upstairs, the home continues to impress with 3 well-proportioned bedrooms. The principal bedroom offers generous space for furnishings, fitted wardrobes, 4 sky lights for natural light and has views to countryside.

A modern family bathroom serves the upper floor, complete with bath with overhead shower, wash basin and WC.

Outside, the property features a single garage and driveway providing ample off-street parking. The rear garden is private with a lawn and decking area and enjoys open views across the countryside.



Key property features

- ✓ 4 bedrooms
- ✓ Ideal family home
- ✓ Conservatory
- ✓ Garage
- ✓ Countryside view
- ✓ Spacious rooms throughout
- ✓ Open plan kitchen/dining room
- ✓ Private garden
- ✓ Ample parking
- ✓ Popular residential area



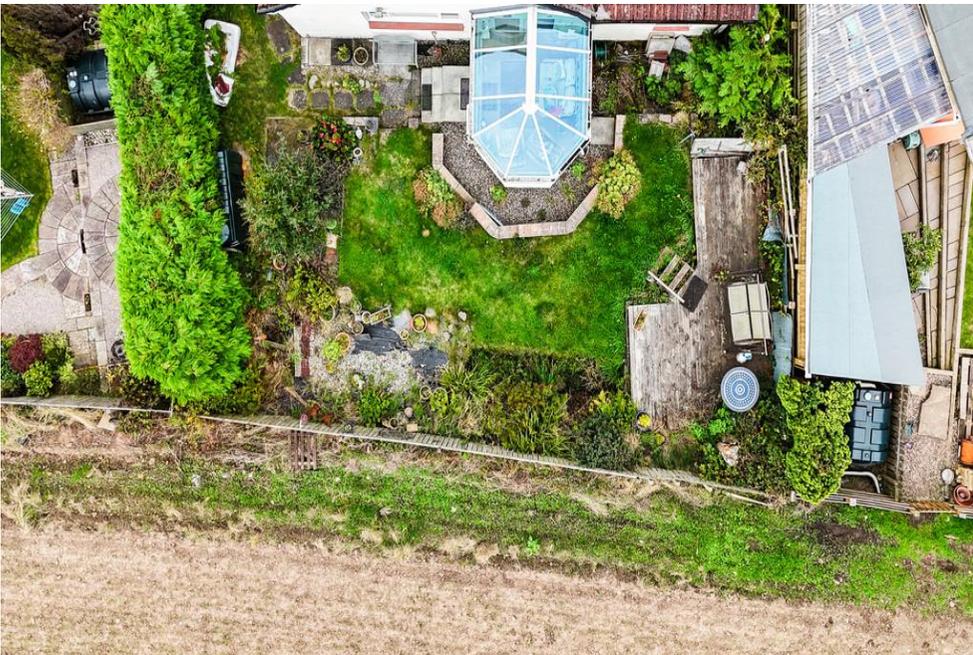






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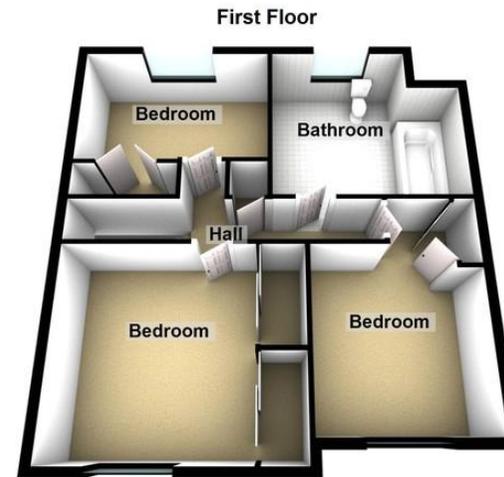
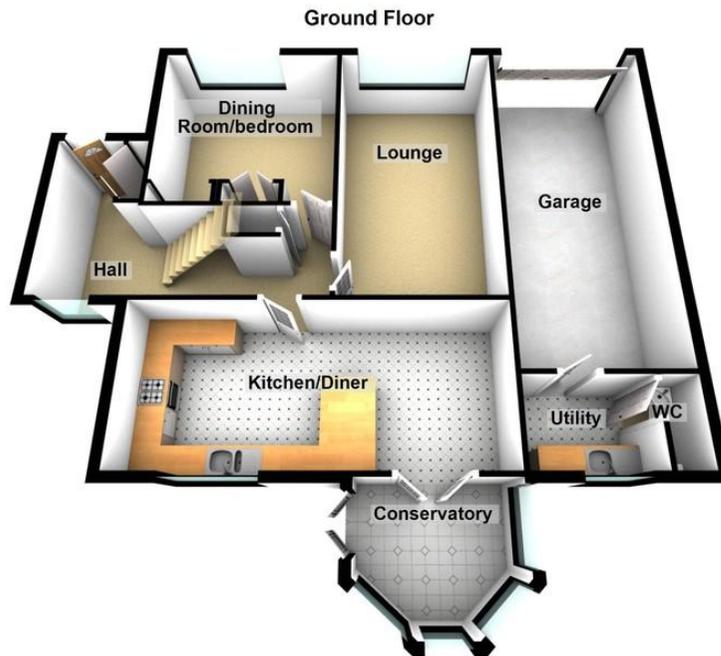


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Floorplans



Property Room sizes

ENTRANCE HALL

17' 9" x 10' (5.41m x 3.05m)

LOUNGE

18' 4" x 10' 4" (5.59m x 3.15m)

BEDROOM/DINING ROOM

11' 3" x 11' 1" (3.43m x 3.38m)

KITCHEN/BREAKFAST ROOM

22' 8" x 9' 10" (6.91m x 3m)

UTILITY ROOM

8' 1" x 5' 4" (2.46m x 1.63m)

CONSERVATORY

9' 10" x 7' 5" (3m x 2.26m)

LANDING

14' 5" x 6' (4.39m x 1.83m)

BEDROOM

13' 1" x 11' 9" (3.99m x 3.58m)

BEDROOM

13' 7" x 11' 2" (4.14m x 3.4m)

BEDROOM

12' 4" x 9' 2" (3.76m x 2.79m)

BATHROOM

10' 2" x 7' 11" (3.1m x 2.41m)

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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