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7 DRUM GATE  
ABERNETHY  
PH2 9SA









Nestled within a secluded and highly coveted cul-de-sac in the idyllic village of Abernethy, this executive five-bedroom detached villa exudes luxury and prestige. Immaculately presented, the residence offers stunning open views of the picturesque countryside and boasts an array of high-quality fixtures and fittings, including exquisite American oak doors and staircase.









Sitting gracefully on a generous plot of approximately 0.6 acres, the expansive accommodation spans over two floors, totalling ? Sqft. Upon entry, a welcoming vestibule with cloakroom WC leads to the impressive central hallway. The rear-facing sitting room, generously proportioned and adorned with a feature wood-burning stove, offers a cosy ambiance and opens up to the private rear gardens through double French doors. Adjacent to this is the formal dining room, accessible via elegant double doors. Additionally, the ground floor hosts a relaxing family room and a spacious home office or potential sixth bedroom, featuring a charming bay window, enhancing the flexibility of the living space.





The stylish kitchen, equipped with a range of high-end fixtures and fittings, a feature breakfast bar, and a delightful Range oven, seamlessly flows into the sun room, creating a delightful and sociable area. This space also offers access to the rear gardens through double doors. Completing the ground floor layout is a convenient utility/laundry room with additional access to the outside and the integral double garage.









Ascending the sweeping oak stairs from the hallway, you are greeted by the impressive open gallery landing, granting access to five generously sized double bedrooms. The principal bedroom and the second bedroom both benefit from contemporary en-suites, while a well-appointed modern family bathroom serves the remaining bedrooms.





One of the standout features of this remarkable property is undoubtedly the meticulously landscaped garden grounds enveloping the residence. South-facing and wonderfully private, the grounds feature a charming decked patio, perfect for entertaining, alongside a beautifully manicured large lawn with mature plants and hedged borders. A large mono bloc driveway and a double garage with remote-controlled doors provide ample parking space, completing this exceptional offering.





## Key Features

- An immaculately presented detached villa with stunning open views of the picturesque countryside.
- Five generously sized double bedrooms. (principal and second bedroom both benefiting from en-suites).
- Generously proportioned rear-facing sitting room with a feature wood-burning stove and access to the private rear gardens through double French doors.
- Formal dining room, accessible via elegant double doors from the sitting room.
- Stylish kitchen with feature breakfast bar and a delightful Range oven, seamlessly flows into the sun room.
- Home office or potential sixth bedroom.
- Well-appointed modern family bathroom.
- Convenient utility/laundry room with additional access to the outside and integral double garage.
- South-facing and wonderfully private, meticulously landscaped garden grounds with charming decked patio.
- A large mono bloc driveway and a double garage with remote-controlled doors.
- EPC - D



Drum Gate is situated in the heart of the conservation village of Abernethy. It is a thriving village with a general store, café, excellent pub and restaurant, mobile post office van, doctor's surgery and a church. For a wider range of services, Perth is approximately 16 minutes away with supermarkets, high street shops, banks, cafes, restaurants and a leisure centre including a public swimming pool.









In terms of education, there is a good primary school in Abernethy and there are state secondary schools in Perth. There are several private schools in the area including Craigclowan, Kilgraston, Strathallan, Morrisons Academy, Glenalmond College, Dollar Academy and Dundee High School. The property is also well located with excellent connections to all parts of the country, with a mainline railway station at Perth and the national motorway network at Bridge of Earn (4 miles). The A91 trunk road, 5 miles distant, provides access to the major population centres in Fife. Edinburgh airport has regular flights to UK, European and international destinations. For the sports enthusiast, Drum Gate is ideally placed to take advantage of the many golf courses in Fife and Perthshire including the world famous Old Course in St Andrews, the Open Championship venue of Carnoustie (35 miles) and Gleneagles (21 miles). The nearby Ochil hills plus the Southern Highlands offer extensive hill walking, mountain biking, skiing, trekking and other outdoor activities. For those keen on fishing, the River Tay and its tributaries are world renowned. Salmon rivers and fishing is available on a daily or weekly basis on a number of beats. Perthshire is famous for the quality of its field sports Viewing of this property is highly recommended to fully appreciated the quality of accommodation on offer.



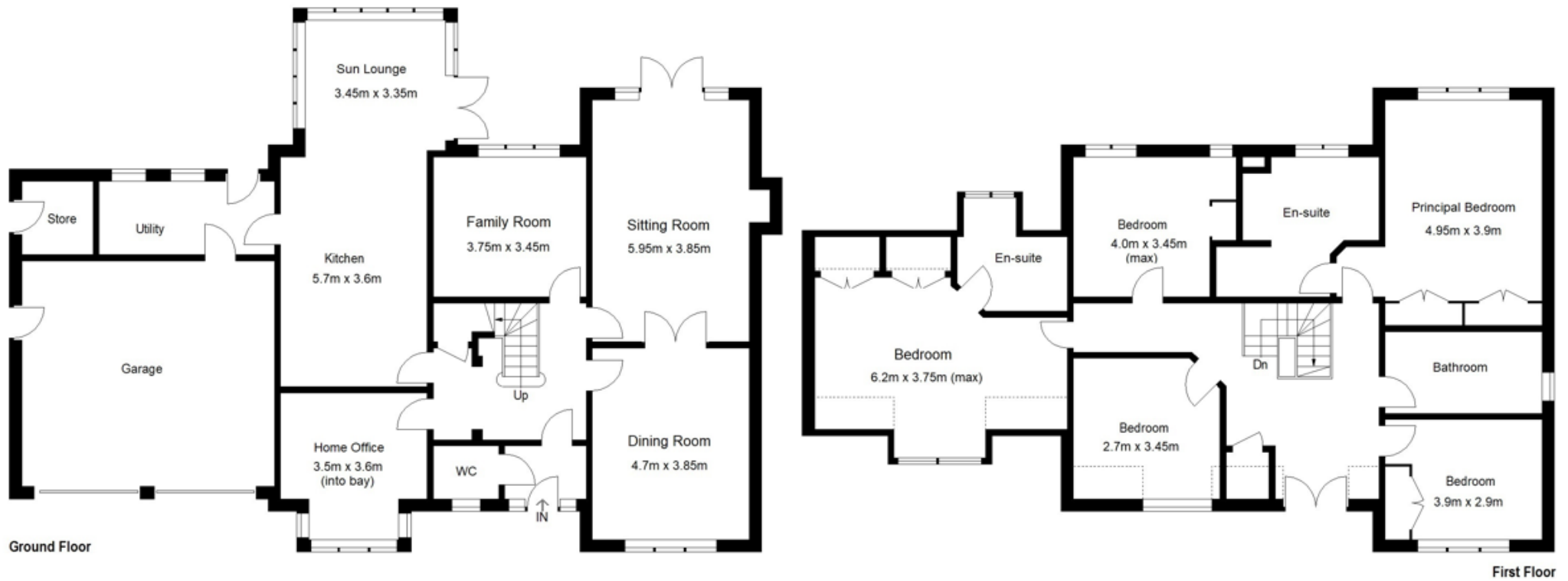












Please note: all plans are for illustrative purposes only and should not be relied on a statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.

Illustration For Identification Purposes Only. Not To Scale





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