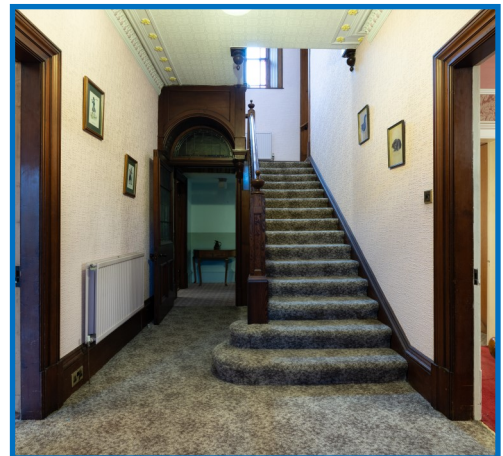


**Broadlands, Station Rd Abernethy**

**Offers Over £470,000**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



**5 Bedroom - 3 Bathroom - 2 Living Room**



Discover this stunning 1880 Victorian detached villa, a beautifully preserved example of period architecture with charming original features such as elegant ceiling roses and intricate ornate cornices.

Located opposite Powrie Park with tennis courts and a football pitch, this stunning home boasts spacious living with 2 large living rooms, both with huge bright bay windows, five generous bedrooms and three bathrooms, this home offers both comfort and timeless character. The large family kitchen with oil fired AGA stove is perfect for the large family gatherings. The conservatory provides a perfect space to enjoy the lush surroundings year-round.

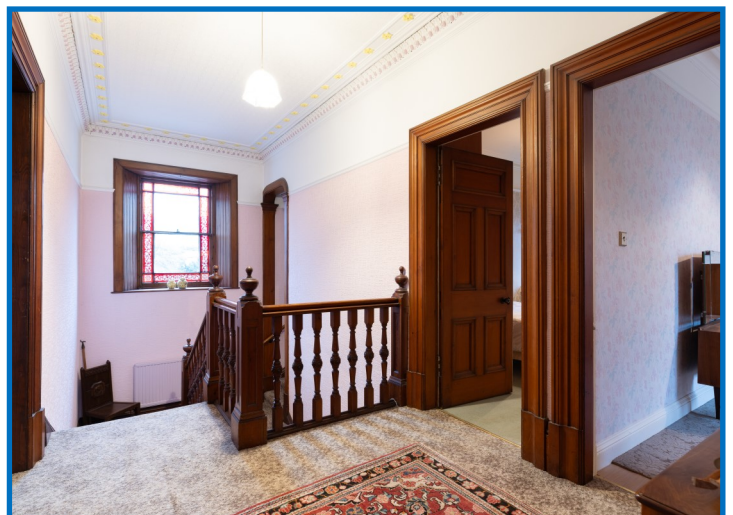
Set on just under half an acre of mature gardens and land, this exquisite property combines historic charm with generous outdoor space, making it an ideal family retreat or elegant residence. With some TLC and personalised upgrades, this classic beauty has the foundations for a modern masterpiece.

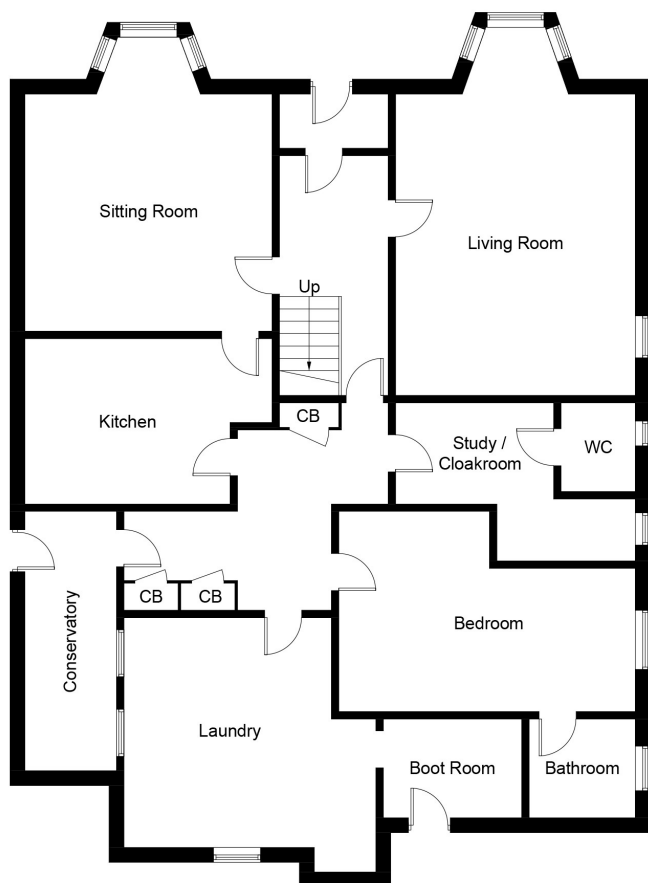
Nestled in the heart of Perthshire, Abernethy is a charming Scottish village renowned for its rich history, stunning landscapes, and warm community spirit. Steeped in heritage, Abernethy boasts ancient ruins, like the 11th century Abernethy Round Tower, picturesque streets, and scenic countryside that invite visitors to explore and unwind. Whether you're enjoying tranquil walks along the River Earn, discovering local history at the Abernethy Heritage Centre, or indulging in traditional Scottish hospitality, Abernethy offers a perfect blend of tradition and natural beauty. Experience the timeless appeal of this idyllic town in Perthshire, where history, nature, and community come together.

\* EPC Rating: F

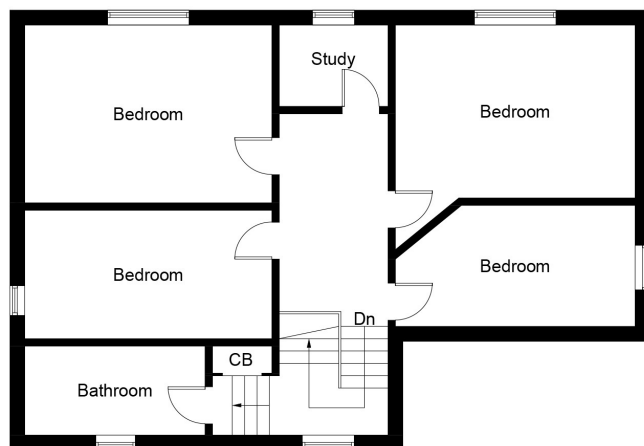
\* Council Tax: Band: G

\* Local Authority: PKC





**Ground Floor**



**First Floor**

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71 High Street, Auchterarder PH3 1BN

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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.