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Leading Perthshire Estate Agency

Gowrie Cottage , Glenfoot, Abernethy, Perth, PH2 9LS

Offers Over £395,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Gowrie Cottage , Glenfoot, Abernethy, Perth, PH2
9LS

Many thanks for your interest with Gowrie Cottage , Glenfoot, Abernethy, Perth, PH2 9LS.

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 is just a stones throw away and 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 rare opportunity to purchase this 4 bedroom detached cottage with a small holding located in the most picturesque are of Glenfoot, Abernethy.

The property would make the ideal family home with spacious accommodation set over 2 levels comprising: Vestibule which is ideal for outdoor attire, spacious entrance hall, a welcoming lounge with large wood-burning stove and views to the grounds, kitchen/dining area, sun room with space for a variety of free-standing furniture, 4 double bedrooms and a ground floor bathroom.

Externally there are 2 large outbuildings with lighting and power measuring approx. 30ft x 16ft & 40ft x 16ft.

The property sits on a lovely landscaped garden which is approximately 0.5 acre.

There is ample room to extend the property as well. Pertaining to the property there is 2.5 acres.

This is an ideal place for equestrian use with ample room for horses, stables, riding arenas



Key property features

- ✓ 2.5 acres
- ✓ 2 Large outbuildings
- ✓ Large garden
- ✓ Rare to the market
- ✓ Ideal for a business
- ✓ Ideal for a family home
- ✓ Sun room
- ✓ Ideal for Equestrian use
- ✓ Countryside views
- ✓ Close to Perth













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

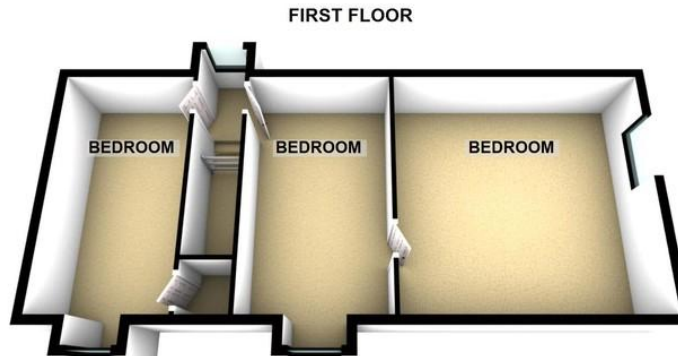
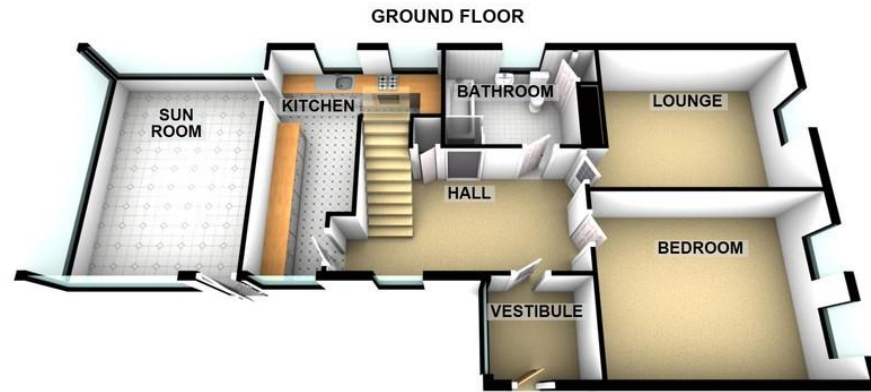
An expert from our local branch will provide you with
the most accurate valuation.



NEXTHOME

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Floorplans



Property Room sizes

VESTIBULE

8' 5" x 6' (2.57m x 1.83m)

HALL

15' 2" x 8' (4.62m x 2.44m)

KITCHEN

15' 7" x 15' 10" (4.76m x 4.84m)

LOUNGE

16' 4" x 13' 1" (5m x 3.99m)

SUN ROOM

17' 3" x 14' 3" (5.26m x 4.36m)

BEDROOM(DOWNSTAIRS)

15' 8" x 10' 8" (4.8m x 3.26m)

BEDROOM

14' 2" x 9' 1" (4.33m x 2.78m)

BEDROOM

14' 0" x 10' 11" (4.27m x 3.33m)

BEDROOM

14' 11" x 14' 2" (4.57m x 4.33m)

BATHROOM

7' 5" x 7' 4" (2.28m x 2.26m)

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.



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

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