



Buy your next home with Next Home

Leading Perthshire Estate Agency

53 Brandywell Road, Abernethy, Perth, PH2 9GY

Offers Over £230,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

53 Brandywell Road, Abernethy, Perth, PH2 9GY

Many thanks for your interest with 53 Brandywell Road, Abernethy, Perth, PH2 9GY.

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

The lovely village of Abernethy 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.



Property Summary

We are delighted to bring to the market this THREE BEDROOM SEMI DETACHED VILLA situated within the desirable village of Abernethy.

The property comprises entrance vestibule; hall; WC; Lounge with large under stair cupboard; dining room with patio doors to the rear; kitchen with space for washing machine, slimline dishwasher and fridge freezer; principal bedroom with fitted mirrored wardrobes; en-suite shower room; 2 further bedrooms, one with fitted wardrobe and family bathroom.

There is double glazing and oil central heating throughout.

Externally there is a driveway providing off street parking and the rear garden is enclosed with AstroTurf for ease of maintenance.

There is a large, decked area to the foot of the garden providing an ideal space for outdoor dining and socialising.



Key property features

- ✓ Semi Detached Villa
- ✓ Bright Lounge
- ✓ Dining room with door to the garden
- ✓ Kitchen
- ✓ 3 Bedroom
- ✓ WC, Bathroom and En-suite shower room
- ✓ Driveway
- ✓ Enclosed Garden
- ✓ Close to local amenities
- ✓ Rare to the market









Have a property to sell?

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

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Floorplans



Property Room Sizes

VESTIBULE

5' 11" x 3' 11" (1.8m x 1.19m)

HALL

4' 4" x 3' 11" (1.32m x 1.19m)

WC

6' 10" x 3' 2" (2.08m x 0.97m)

LOUNGE

16' 6" x 13' 7" (5.03m x 4.14m)

DINING ROOM

9' 7" x 8' 5" (2.92m x 2.57m)

KITCHEN

9' 4" x 8' 5" (2.84m x 2.57m)

BEDROOM

11' 2" x 9' 8" (3.4m x 2.95m)

EN-SUITE

7' 4" x 6' 8" (2.24m x 2.03m)

BEDROOM

12' 8" x 9' 0" (3.86m x 2.74m)

BEDROOM

9' 6" x 7' 8" (2.9m x 2.34m)

BATHROOM

6' 11" x 6' 3" (2.11m x 1.91m)

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

The only Perthshire estate agent available 7 days until 9pm

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