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Leading Perthshire Estate Agency

Ground Floor Flat Right, Bank Buildings, Back Dykes, Abernethy, Perth, PH2 9JU

Offers Over £70,000

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ESTATE & LETTING AGENTS

Buying with Next Home

GFFR Bank Buildings, Back Dykes, Abernethy,
Perth, PH2 9JU

Many thanks for your interest in
GFFR Bank Buildings, Back Dykes,
Abernethy, Perth, PH2 9JU.

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
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choice but we are also local. One of the
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If you would like to be kept informed of
other great properties like this one, please
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will email you of new property listings and
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About the area

The lovely village of Abernethy lies approximately 9 miles Southeast 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

Next Home are delighted to bring to the market this well-presented 1-bedroom ground floor apartment situated in the popular village of Abernethy.

The property is ideal for a first-time buyer or as second home. The accommodation is accessed through a communal entrance shared with the property next door.

The apartment comprises: Lounge which is open plan to a kitchen which has space for white goods; an inner hallway gives access to a shower room and a good-sized double bedroom with built in wardrobes is located to the rear of the property.

There is a private garden to the rear of the property that is fully enclosed with timber fencing, plants to the borders and lawn.

There is also a purpose-built outbuilding included in the sale.

There is off-street parking pertaining to the side of the property.



Key property features

- ✓ Private garden
- ✓ Ideal for a first time buyer
- ✓ Off-street parking
- ✓ Good storage
- ✓ Electric heating
- ✓ Close to Perth
- ✓ Great walks nearby
- ✓ Double bedroom
- ✓ Ideal for a second home



Floorplans





Property Room Sizes

LOUNGE/KITCHEN 16' 5" X 12' 6" (5M X 3.81M)

BEDROOM 11' 5" X 9' 7" (3.48M X 2.92M)

SHOWER ROOM 6' 9" X 5' 6" (2.06M X 1.68M)

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:

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41 – 43 Allan Street, Blairgowrie 01796 54 80 14

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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