

# Buy your next home with Next Home

Leading Perthshire Estate Agency

46 Castlelaw Crescent, Abernethy, Perth, Perthshire, PH2 9LP

Offers Over £299,950

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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46 Castlelaw Crescent, Abernethy, Perth, Perthshire,  
PH2 9LP

Many thanks for your interest with 46 Castlelaw Crescent, Abernethy, Perth, Perthshire, PH2 9LP.

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.

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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.

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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

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Abernethy is a charming and historic village in Perthshire, nestled at the foot of the Ochil Hills and surrounded by beautiful open countryside. Steeped in history, it's home to one of Scotland's oldest round towers and offers a welcoming community atmosphere.

The village provides everyday amenities including a primary school, café, village shop, and post office, with further facilities available in nearby Bridge of Earn and Perth. Excellent transport links make commuting straightforward, with easy access to the M90 for routes to Perth, Dundee, and Edinburgh.

Abernethy is also a haven for outdoor enthusiasts, offering scenic walks, cycling routes, and stunning rural views, making it a perfect blend of peaceful village life and convenient modern living.





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# Property Summary

We are delighted to bring to the market this well proportioned 4 bedroom detached villa situated in the sought after village of Abernethy.

The welcoming entrance hall leads into a bright and inviting lounge positioned to the front of the home. This generous living space is filled with natural light from a large picture window, creating a warm and relaxing atmosphere that's perfect for both everyday living and entertaining.

To the rear of the property lies an open-plan kitchen and dining area, forming the heart of the home. The kitchen is fitted with a range of contemporary units a dishwasher, hob and washing included and offers ample workspace and storage with access to a w/c. The dining area provides plenty of room for family meals or social gatherings and opens directly into a lovely conservatory. From here, you can enjoy panoramic views over the surrounding countryside. There is also a dining room/bedroom 4.

A practical utility room sits adjacent to the kitchen, offering additional storage and space for a washing machine and tumble dryer and access to a single garage.

Upstairs, the home continues to impress with 3 well-proportioned bedrooms. The principal bedroom offers generous space for furnishings, fitted wardrobes, 4 sky lights for natural light and has views to countryside side.

A modern family bathroom serves the upper floor, complete with bath with overhead shower, wash basin and WC.

Outside, the property features a single garage and driveway providing ample off-street parking. The rear garden is private with a lawn and decking area and enjoys open views across the countryside.



# Key property features

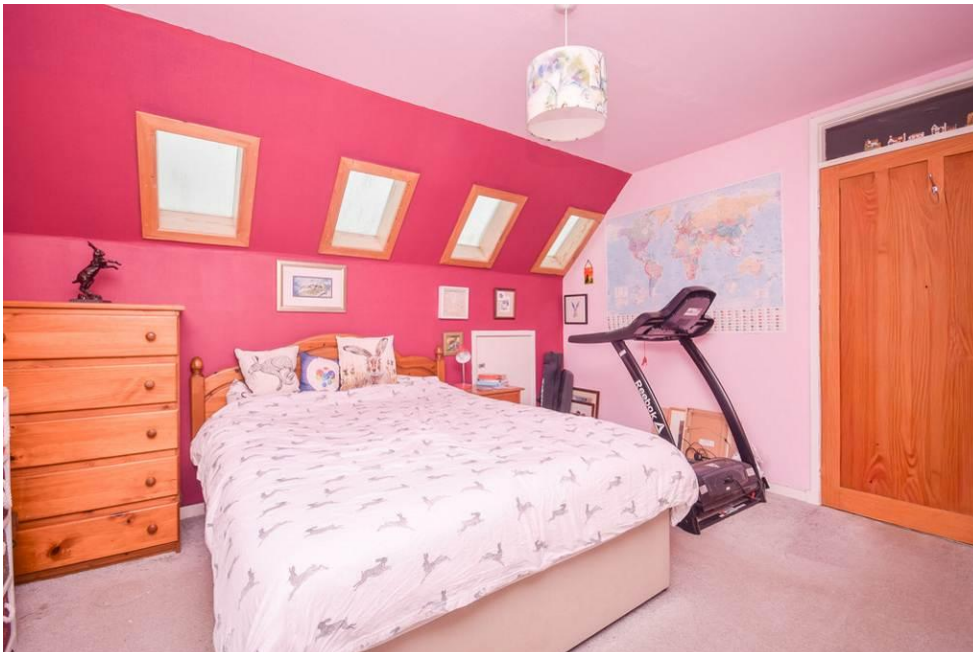
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- ✓ 4 bedrooms
- ✓ Ideal family home
- ✓ Conservatory
- ✓ Garage
- ✓ Countryside view
- ✓ Spacious rooms throughout
- ✓ Open plan kitchen/dining room
- ✓ Private garden
- ✓ Ample parking
- ✓ Popular residential area



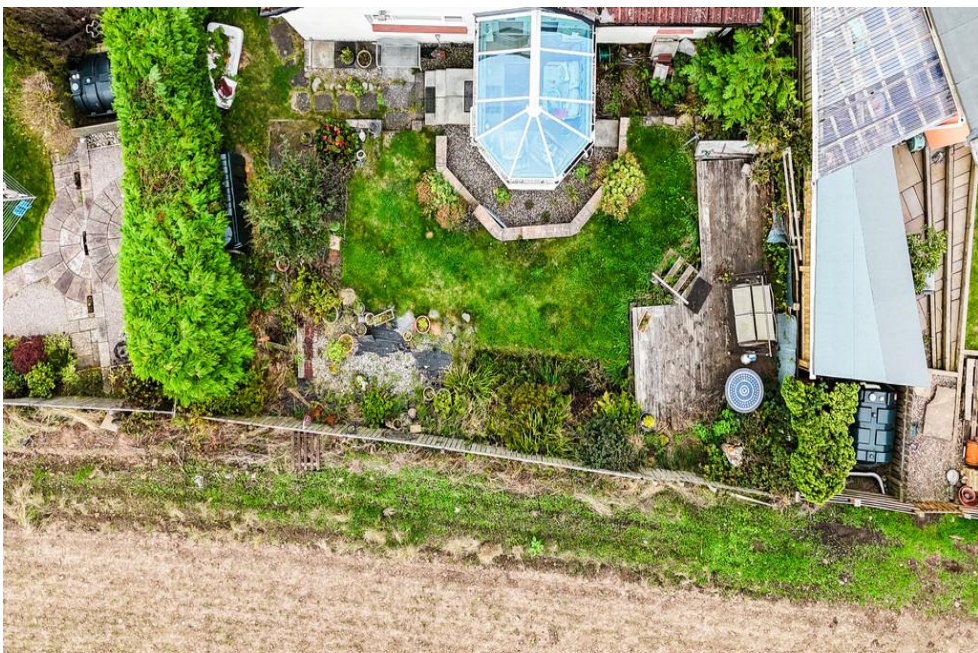






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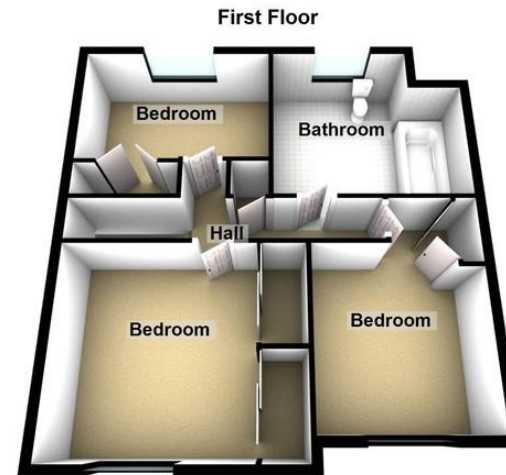
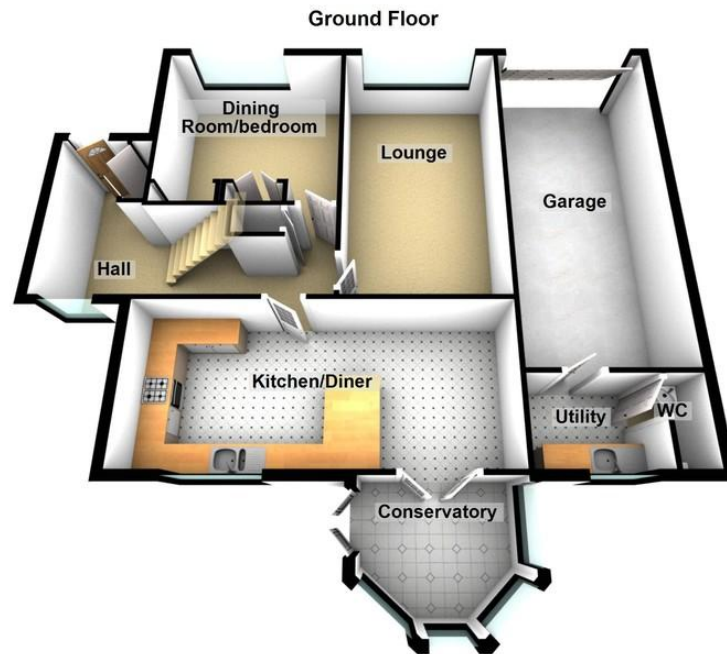
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# Floorplans

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# Property Room sizes

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## **ENTRANCE HALL**

*17' 9" x 10' (5.41m x 3.05m)*

## **LOUNGE**

*18' 4" x 10' 4" (5.59m x 3.15m)*

## **BEDROOM/DINING ROOM**

*11' 3" x 11' 1" (3.43m x 3.38m)*

## **KITCHEN/BREAKFAST ROOM**

*22' 8" x 9' 10" (6.91m x 3m)*

## **UTILITY ROOM**

*8' 1" x 5' 4" (2.46m x 1.63m)*

## **CONSERVATORY**

*9' 10" x 7' 5" (3m x 2.26m)*

## **LANDING**

*14' 5" x 6' (4.39m x 1.83m)*

## **BEDROOM**

*13' 1" x 11' 9" (3.99m x 3.58m)*

## **BEDROOM**

*13' 7" x 11' 2" (4.14m x 3.4m)*

## **BEDROOM**

*12' 4" x 9' 2" (3.76m x 2.79m)*

## **BATHROOM**

*10' 2" x 7' 11" (3.1m x 2.41m)*

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.



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