



18 Main Street, Abernethy, PH2 9JH
Offers over £247,000

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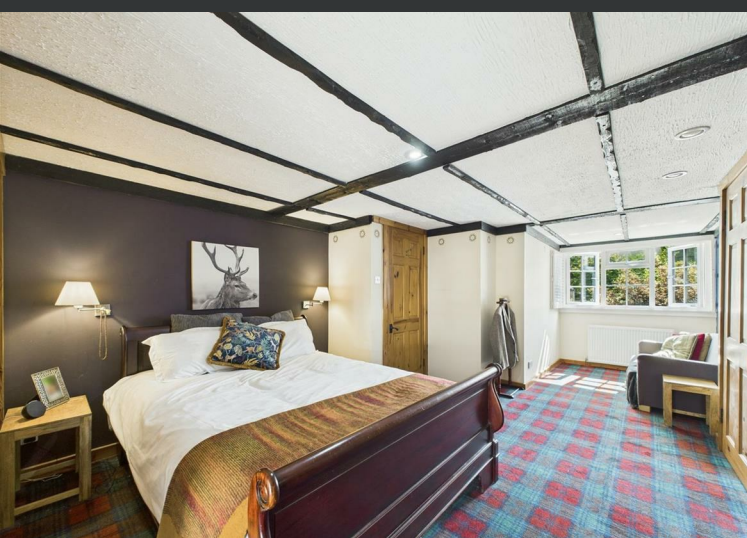
- Generously proportioned and full of character
- Two bedrooms + additional study space
- Country-style kitchen overlooking rear garden
- Stylish self-contained annexe with own access
- Prime spot in charming Abernethy village
- Detached double garage with studio flat above
- Cosy living/dining room with feature fireplace
- Two modern bathrooms
- Enclosed, sun-trap garden perfect for relaxing
- Versatile layout ideal for families or creatives

This charming and deceptively spacious home in the heart of Abernethy is a true hidden gem. Brimming with character and warmth, 18 Main Street offers flexible living over two levels and benefits from a superb detached double garage to the rear, with a fully self-contained one-bedroom studio flat – ideal for guests, multigenerational living, home working or short term letting - subject to the necessary permissions.

The main house exudes period charm with a cosy yet generous lounge/dining area featuring exposed beams, wooden floors and a feature fireplace. The country-style dining kitchen overlooks the enclosed, sun-drenched and south-facing garden – a perfect retreat for entertaining. Upstairs you'll find two large double bedrooms and a family bathroom. The rear annexe is a brilliant bonus: a spacious garage below, with a bright and modern studio above, complete with kitchen, living/sleeping area, and its own shower room and private access. Externally, the enclosed garden provides a tranquil and private space ideal for al fresco dining or relaxing, and parking is available via the rear garage. There is also a secluded sun room and bar located within the garden - an ideal place to relax and unwind after the rigours of the working day. An ideal choice for those seeking something with soul, flexibility, and a strong sense of home in a peaceful village setting.

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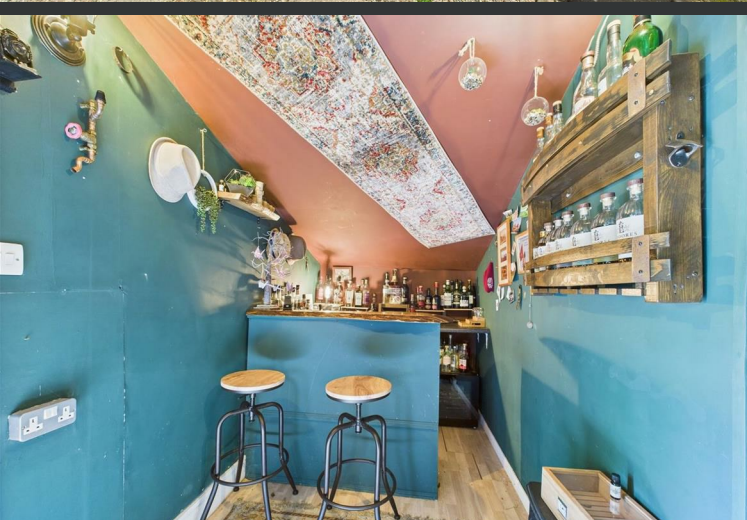


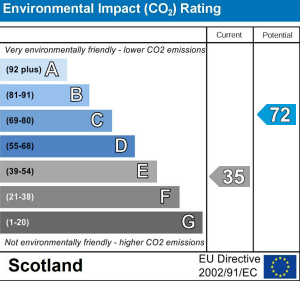
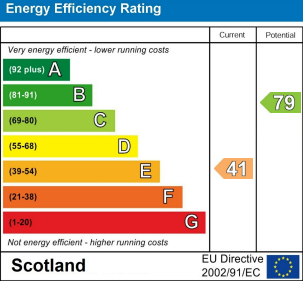
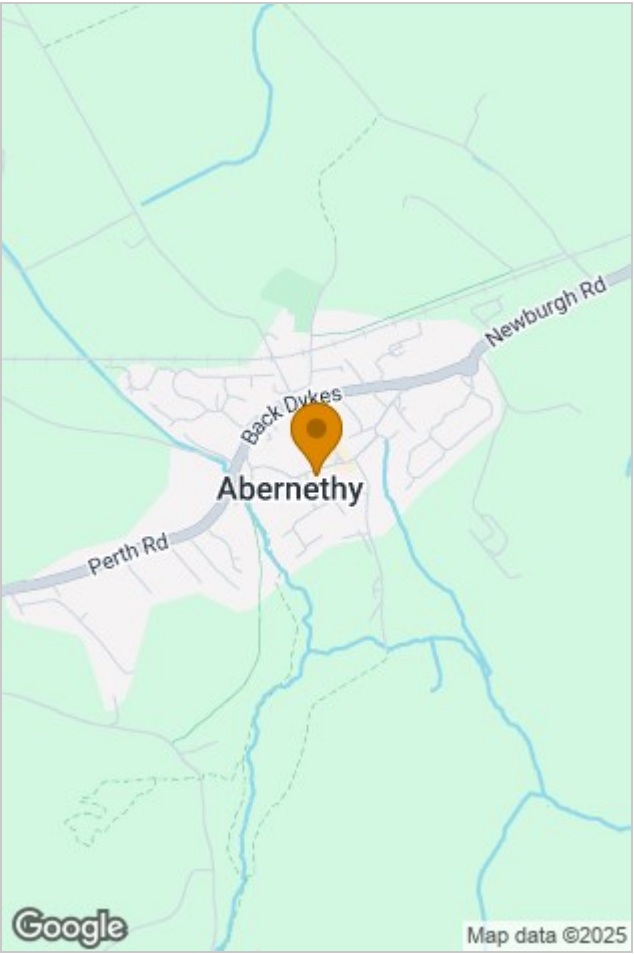


Location

Abernethy is a picturesque conservation village steeped in history and nestled on the southern edge of Perthshire. Surrounded by beautiful countryside yet only a short drive to Perth and the M90, it offers the perfect balance between rural tranquillity and urban connectivity. The village boasts a strong community spirit, with local shops, a primary school, and popular cafes and eateries all within walking distance. For outdoor enthusiasts, walking trails and open green spaces abound. This is a setting ideal for those looking to enjoy a slower pace of life while remaining well-connected for commuting and everyday convenience.







Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.