



20 Main Street, Abernethy, PH2 9JH
Offers over £175,000

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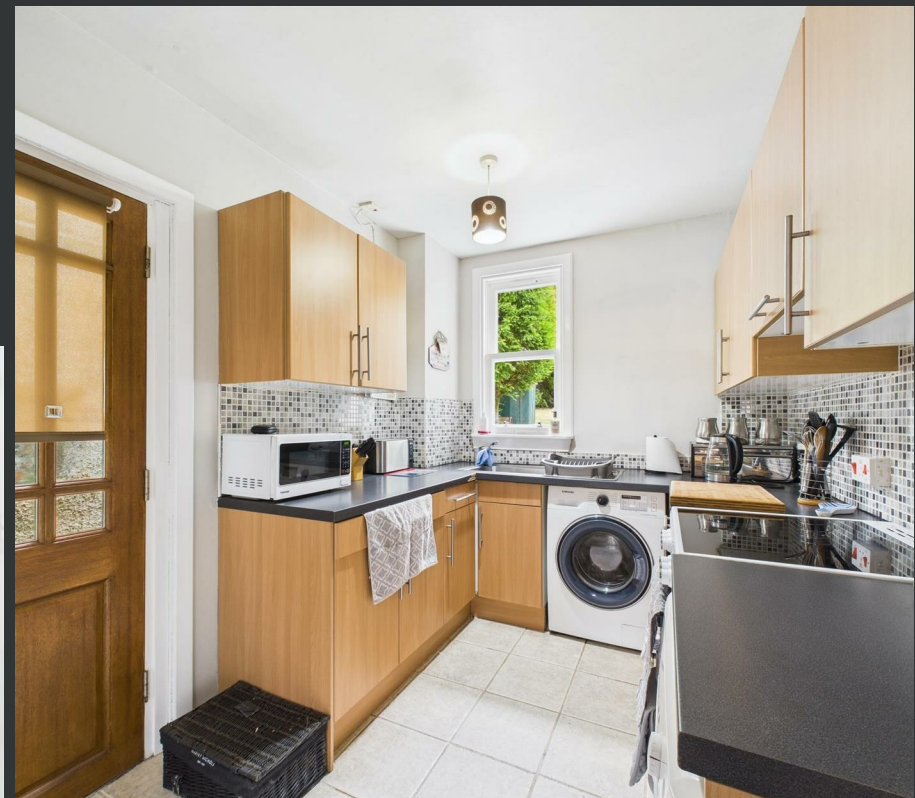
20 Main Street Abernethy, PH2 9JH

- Two bright and well-proportioned bedrooms
- Spacious living room with garden access
- Open-plan dining area
- Double glazing and electric heating
- Full of character and charm
- Two modern bathrooms (one on each level)
- Galley kitchen with ample storage
- Private enclosed rear garden
- Stylish décor and move-in ready condition
- Fantastic central village location

Nestled in the heart of the charming and historic village of Abernethy, 20 Main Street is a beautifully presented 2-bedroom semi-detached home offering modern comfort with traditional character. Spanning approximately 855 sq. ft., this deceptively spacious property has been tastefully upgraded and lovingly maintained, making it ideal for couples, small families or those seeking a characterful retreat.

The ground floor welcomes you with a bright hallway, leading into a stylish dining area and a galley kitchen with plentiful units and workspace. A generously sized lounge sits to the rear, bathed in natural light thanks to twin skylights and patio doors opening onto a secluded garden – a private green haven perfect for entertaining or relaxing. A sleek shower room completes the ground level. Upstairs, you'll find two spacious double bedrooms and a well-appointed bathroom. The home benefits from double glazing, electric heating and tasteful décor throughout. On-street parking is available nearby, while all village amenities – including shops, cafes, school, and bus links – are just steps away.

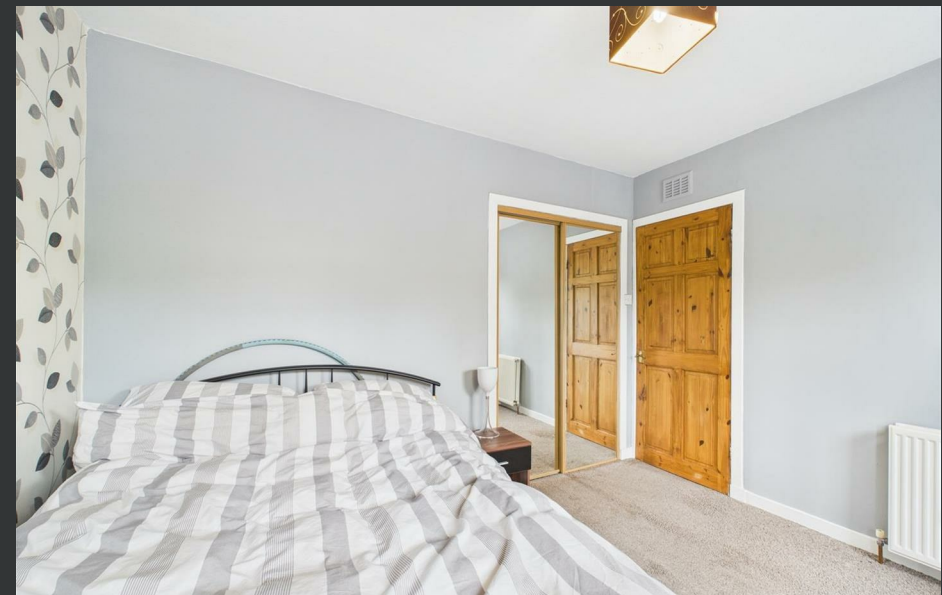
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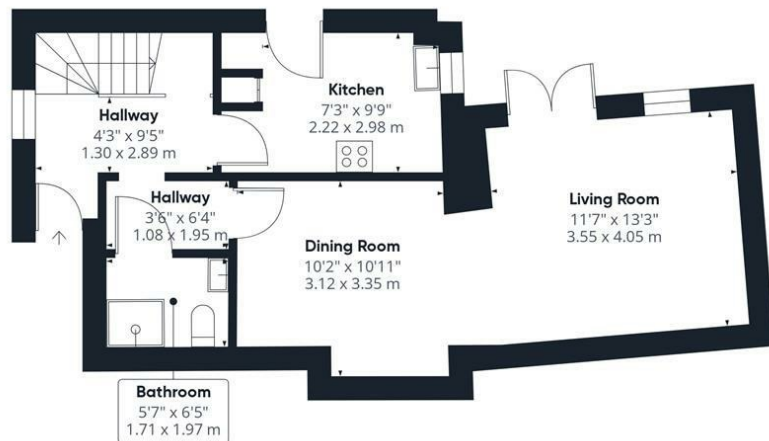


Location

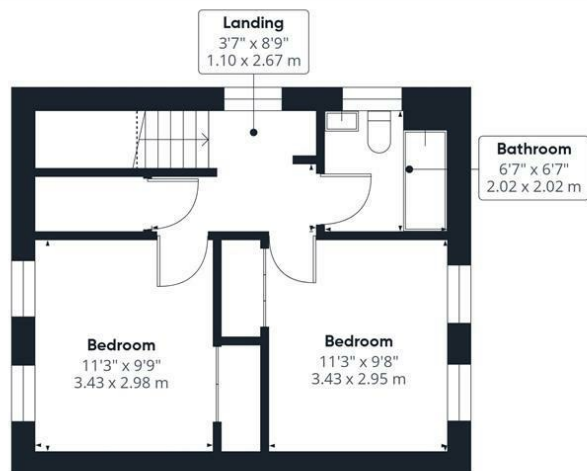
Abernethy is a picturesque and historic village in Perthshire, known for its friendly community and the famous Abernethy Round Tower – one of Scotland's oldest landmarks. Ideally positioned just 8 miles from Perth, the village provides easy commuter access via road and bus links. Local amenities include a primary school, village store, pub, and coffee shop, all within walking distance of 20 Main Street. Surrounded by countryside, it's a paradise for walkers and cyclists. This location combines the charm of rural village life with the convenience of city proximity, making it a sought-after spot for families and professionals alike.







Ground floor



Floor 1



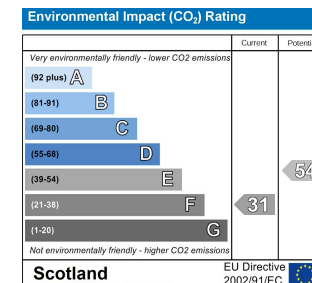
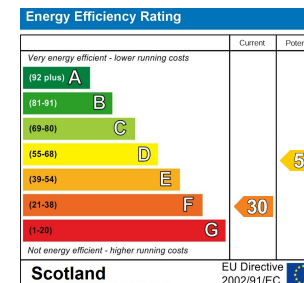
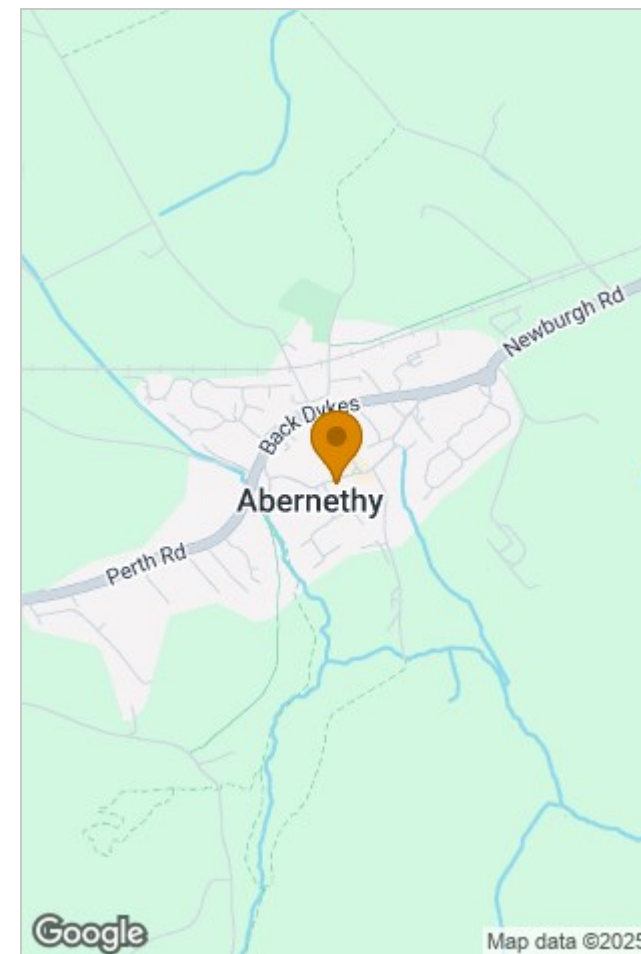
Approximate total area⁽¹⁾
855 ft²
79.3 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.