



16 Sandilands Grove, Abernethy, PH2 9FX  
Offers over £223,500



## 16 Sandilands Grove Abernethy, PH2 9FX

- Stylish three-bedroom semi-detached home
- Modern fitted kitchen with integrated appliances
- Family bathroom with quality finishes
- Enclosed rear garden with patio and lawn
- Gas central heating and triple glazing
- Spacious lounge with French doors to garden
- Principal bedroom with fitted wardrobes and en-suite
- Ground floor WC
- Private double driveway parking
- Peaceful modern development in Abernethy

16 Sandilands Grove is an immaculate three-bedroom semi-detached home located in a popular modern development within the attractive village of Abernethy. Offering bright, contemporary interiors and a family-friendly layout, this stylish property is ideal for first-time buyers, couples, or young families seeking move-in-ready accommodation.

The ground floor comprises a welcoming hallway, spacious lounge with neutral décor, and French doors opening to the rear garden, creating a seamless indoor-outdoor flow. The modern kitchen is fitted with sleek units, wood-effect worktops, and integrated appliances, complemented by excellent storage and workspace. A convenient WC completes the lower level. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and a stylish en-suite shower room. The family bathroom is equally modern, featuring quality tiling and a shower-over-bath setup. Externally, the fully enclosed rear garden offers a safe and private space for children or pets, with a lawn and patio for outdoor dining. To the front, there is a double driveway providing excellent off-street parking. The home also benefits from gas central heating, triple glazing, and high energy efficiency. This is a superb opportunity to acquire a beautifully presented modern home in a peaceful yet well-connected village location.

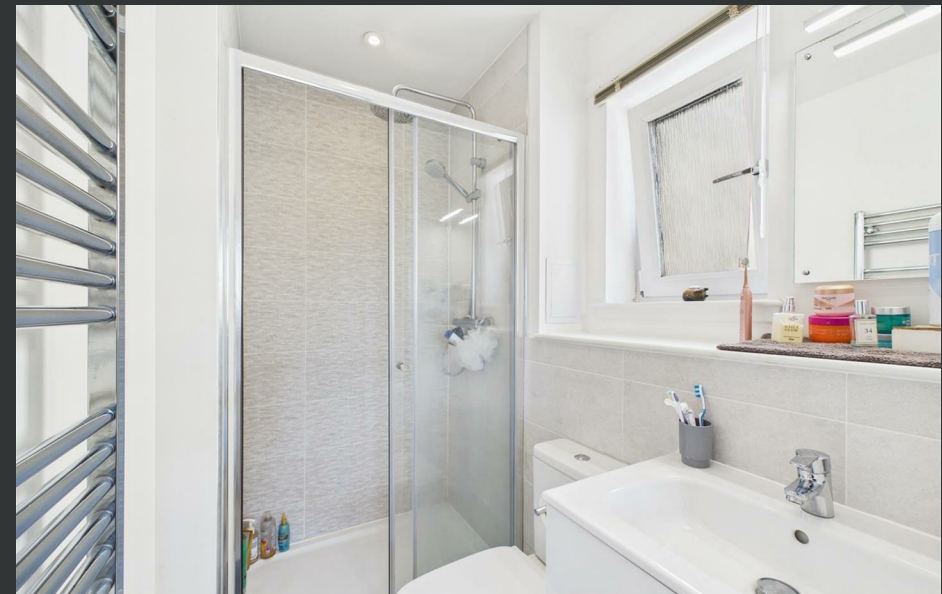
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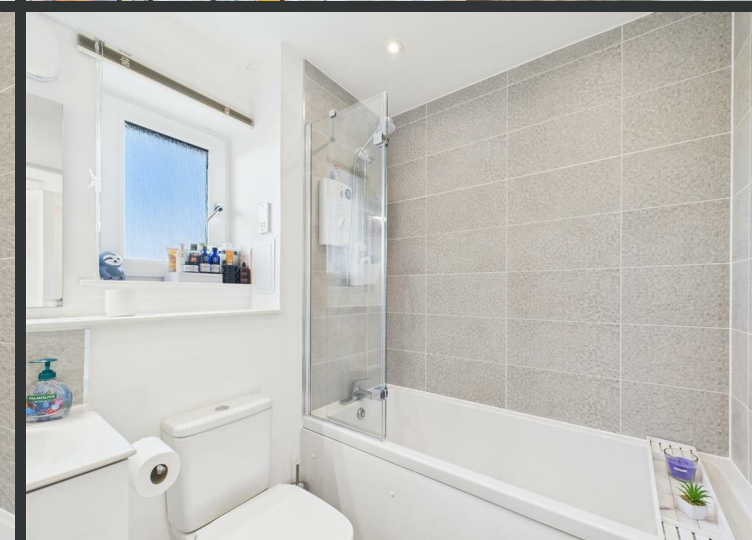




## Location

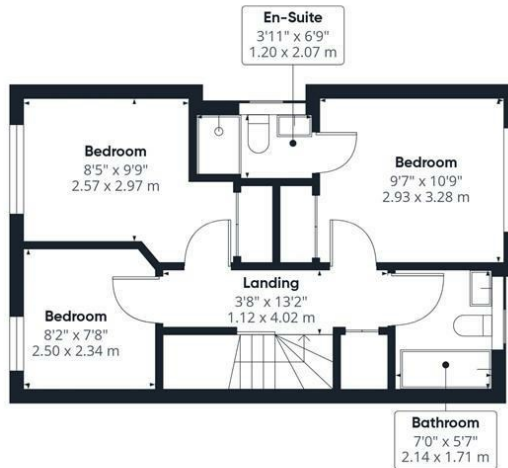
Abernethy is a charming and historic Perthshire village, known for its scenic setting and strong community spirit. The village offers local amenities including a shop, café, primary school, and regular bus links to Perth and surrounding areas. Surrounded by open countryside, it provides easy access to outdoor pursuits and walks, while being just a short drive from Bridge of Earn and the M90 motorway for convenient commuting to Perth, Dundee, or Edinburgh. With its blend of village tranquillity and modern accessibility, Abernethy is a highly desirable place to call home.







Ground floor



Floor 1

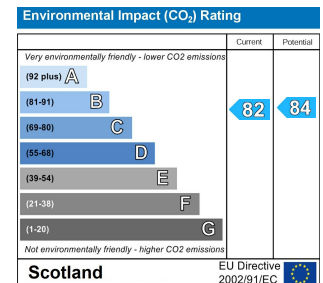
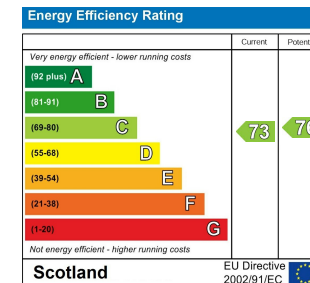
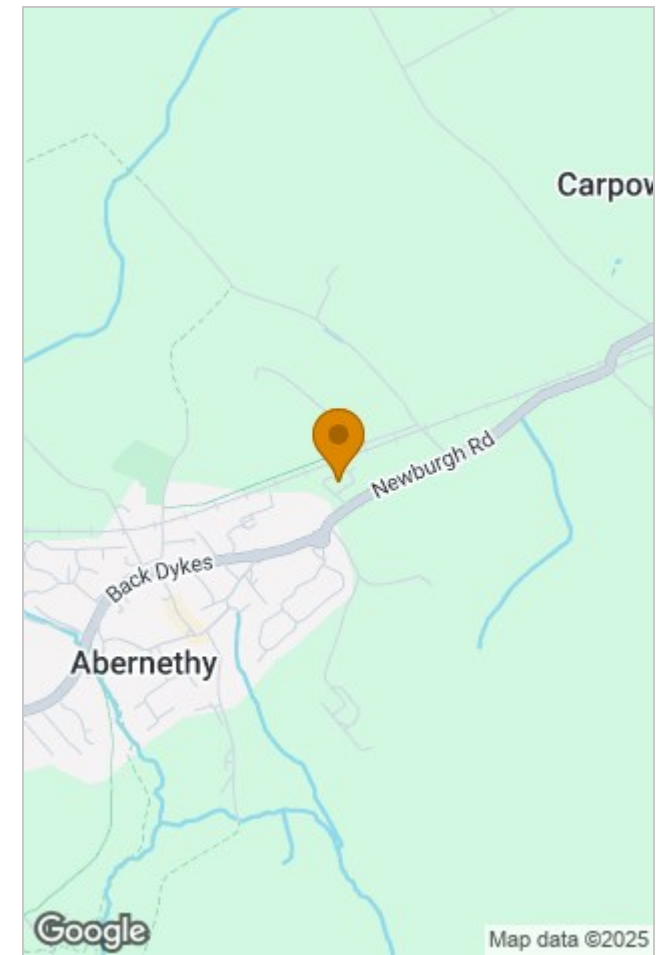


Approximate total area<sup>(1)</sup>  
872 ft<sup>2</sup>  
81 m<sup>2</sup>

(1) Excluding balconies and terraces

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.