Pitversie Bungalow Perth Road, Perth
PH2 9LW

Offers over £399,000

Simple Approach are pleased to welcome this beautifully presented, detached two storey house on Perth Road, Abernethy to the residential sales market. The accommodation comes to the market in excellent move in condition throughout and offers spacious accommodations set across two floors.

Pitversie Bungalow offers tasteful and contemporary style throughout, comprising; a welcoming entrance, a bright and spacious lounge, an open plan modern fitted kitchen / dining room, four generous bedrooms with a master ensuite shower room and a further family bathroom completes the interior of this sizeable home. Practical attributes include oil fired heating and full double glazing.

Externally the property is set upon and impressive plot of land with substantial garden grounds to the front and rear of the house. Pitversie Bungalow further benefits from a large private driveway, a double garage; providing ample parking and additional storage space and picturesque views over rolling countryside fields.

This lovely home lends itself to a wide range of buyers including growing families or mature couples seeking a peaceful, well located home set within a highly sought after area. Viewing is essential to appreciate the excellent home on offer.

Lounge
16'4" x 11'10" (4.99 x 3.62)

Dinning Room
8'0" x 11'9" (2.44 x 3.60)

Kitchen
13'10" x 13'10" (4.22 x 4.24)

Master Bedroom
17'8" x 16'0" (5.40 x 4.90)

En-suite
14'6" x 15'9" (4.44 x 4.82)

Bedroom Two
10'10" x 12'5" (3.31 x 3.80)

Bedroom Three
12'7" x 11'8" (3.84 x 3.58)

Bedroom Four
9'3" x 11'9" (2.82 x 3.60)

Family Bathroom
5'11" x 9'2" (1.82 x 2.81)
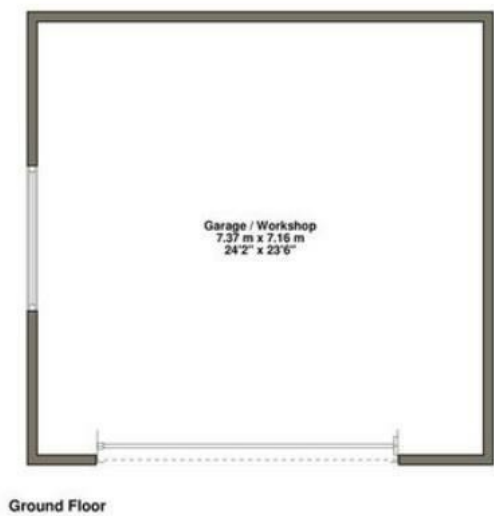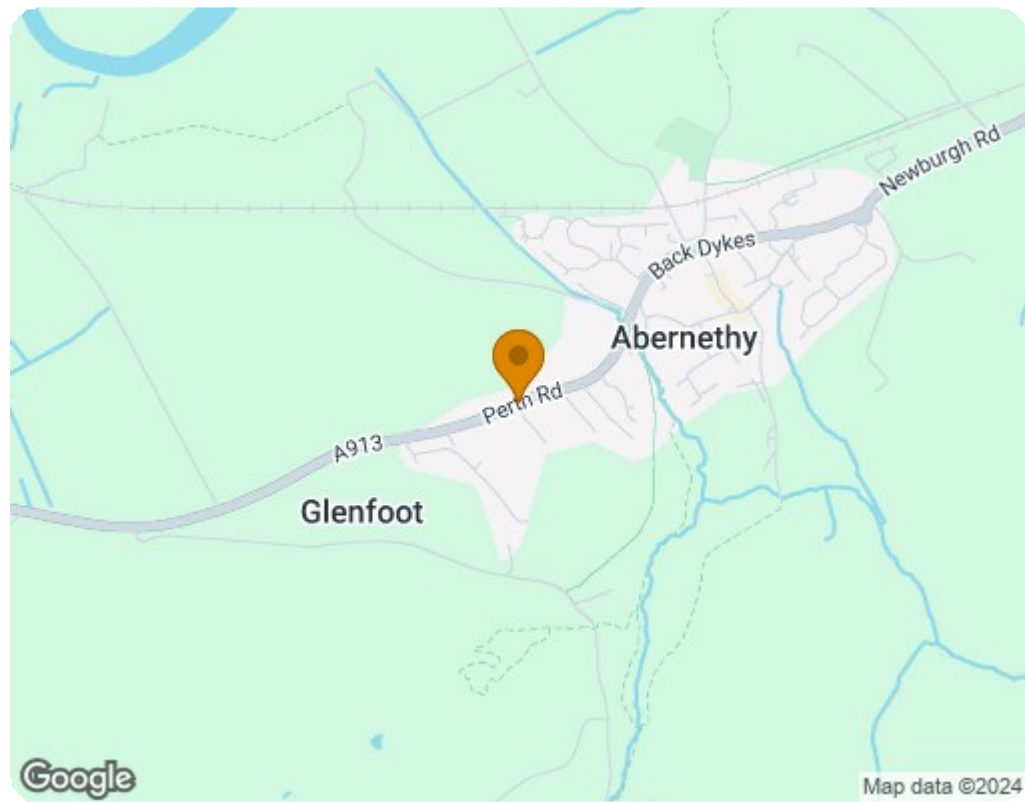

01738 827864

- Detached Family Home
- Open Plan Modern Fitted Kitchen / Dining Room
- Picturesque Countryside Views
- Large Private Driveway & Double Garage

- Four Generous Bedrooms
- Bright & Spacious Throughout
- Oil Fired Heating & Double Glazing

- Master Ensuite Shower Room
- Pristine Move In Condition
- Sizable Garden Grounds

First Floor

St

St

St

St

Bedroom
5.48 m x 5.79 m
18' x 19'

Shower Room
1.83 m x 4.45 m
6' x 14'7"

Garage / Workshop
7.37 m x 7.16 m
24'2" x 23'6"

Ground Floor

Kitchen
4.26 m x 4.28 m
14' x 14'

Dining Room
3.09 m x 3.63 m
10'2" x 11'11"

Garden Room
3.71 m x 2.64 m
12'2" x 8'8"

St

St

Bathroom
1.84 m x 2.64 m
6' x 8'8"

Bedroom
3.36 m x 3.63 m
11' x 11'11"

Hall

St

St

St

Living Room
5.04 m x 4.42 m
16'6" x 14'6"

Bedroom / Study
3.65 m x 3.7 m
12' x 12'1"

Pitversie Bungalow, Perth Road, Abernethy, PH2 9LW

Plan not to scale.
For illustrative purposes only.

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Scotland EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			63
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

Scotland EU Directive 2002/91/EC