



11 Hall Park, Abernethy, PH2 9JE  
Offers over £148,000

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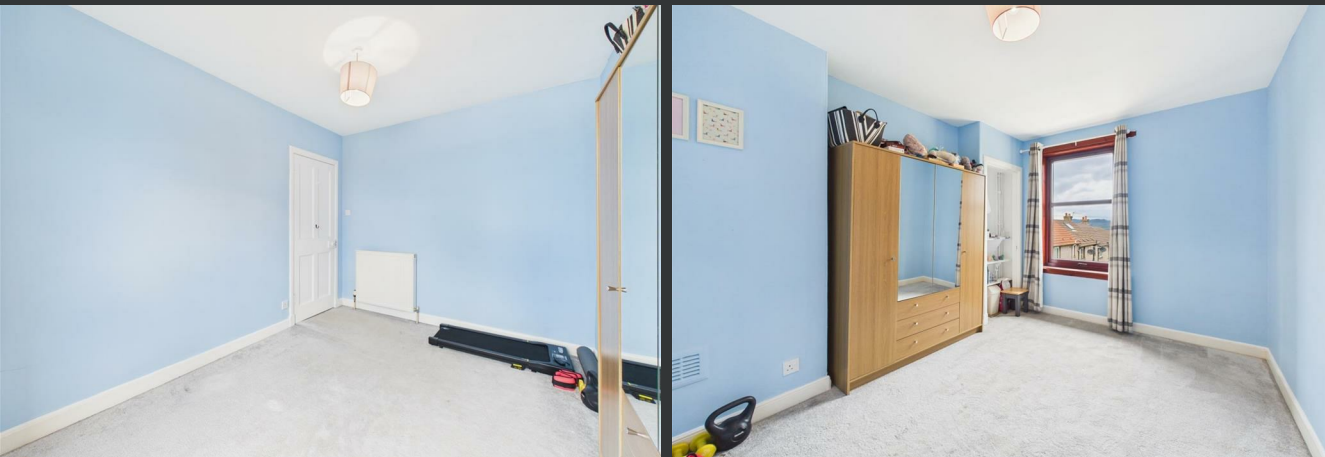
# 11 Hall Park Abernethy, PH2 9JE

Offers over £148,000

- Two-bedroom mid-terraced home
- Modern dining kitchen
- Useful floored attic room
- Patio and lawn area
- Double glazing throughout
- Bright and spacious living room
- Family bathroom
- Private front and rear gardens
- Oil-fired central heating
- Popular village location

Situated within the sought-after village of Abernethy, this beautifully presented two-bedroom mid-terraced home offers spacious and stylish accommodation across two levels, ideal for first-time buyers, young families, or those seeking a peaceful village setting within easy reach of Perth.

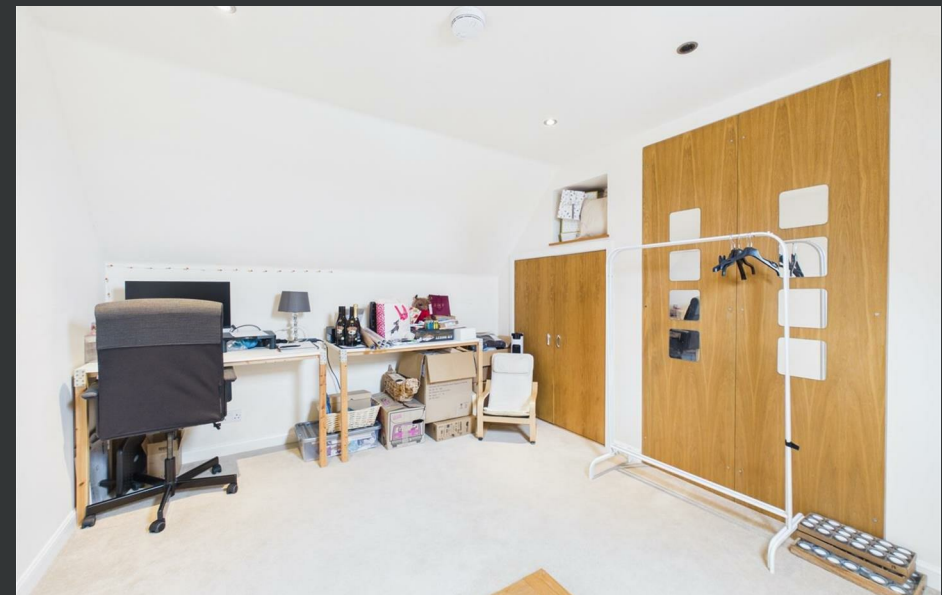
The ground floor comprises a bright and welcoming living room featuring large front-facing windows and an attractive focal fireplace, creating a comfortable and inviting living space. To the rear, the modern fitted kitchen offers an excellent range of wall and base units, generous worktop space, and ample room for dining, with direct access to the rear garden. Upstairs, the property boasts two well-proportioned double bedrooms decorated in fresh contemporary tones, alongside a family bathroom fitted with a three-piece suite and shower over bath. A pull-down ladder provides access to a useful floored attic room, ideal as a home office, hobby room, or additional storage space. Externally, the property benefits from private front and rear gardens, including a sunny patio area and lawn, perfect for outdoor entertaining and relaxing. Further benefits include double glazing, oil-fired central heating, and on-street parking in front of the property. Early viewing is highly recommended to appreciate the space, condition, and excellent village location on offer.



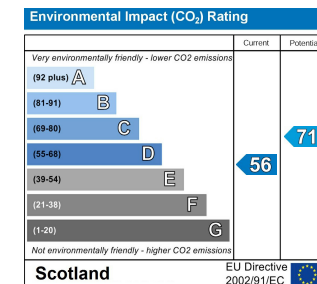
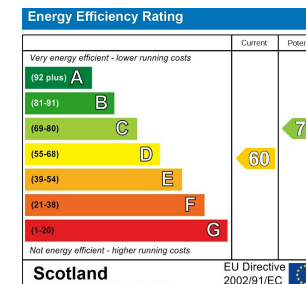
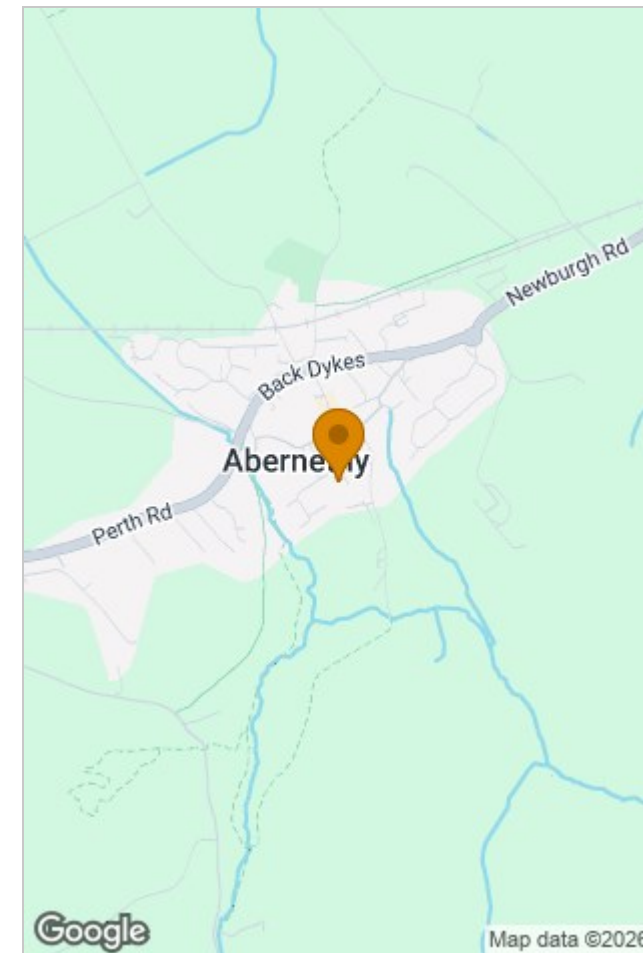


## Location

Abernethy is a charming and historic Perthshire village located just a short drive from Perth and offering excellent connectivity to Dundee, Edinburgh, and beyond via the nearby M90 motorway network. The village provides a welcoming community atmosphere alongside a range of local amenities including a primary school, village shop, café, and recreational facilities. Surrounded by beautiful countryside, Abernethy is ideal for those who enjoy outdoor pursuits, scenic walks, and a quieter pace of life while remaining conveniently placed for commuting. The nearby city of Perth offers a wider range of shopping, dining, leisure, and transport facilities, making Abernethy highly desirable for families and professionals alike.







## 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.

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