



Abernethy House, Hareburn Road, Tillicoultry FK13 6DB

Abernethy House

Key Features

- 4-Bedroom Detached Period Home
- Drawing Room with Multi-Fuel Stove & Feature Bay Window
- Dining Room with Multi-Fuel Stove
- Kitchen with Beautifully Upgraded Fittings
- Two Super-Sized Bedrooms on First Floor, Plus Bedroom 3
- Ground Floor Bedroom Four
- Walk-In Shower Room
- Carefully Upgraded Throughout in Recent Years
- Front & Rear Gardens Capturing Ochil Hill Views



Abernethy House is a breathtaking four-bedroom detached period residence combining timeless Victorian elegance with modern country sophistication at the foot of the Ochil Hills.





The Grand Entrance

Stepping through the solid wood front door, you are instantly transported into a bygone era of architectural craftsmanship. The entrance vestibule showcases exquisite, original ornate floor tiling that beautifully reflects the property's heritage. From here, the grand reception hallway—laid with rich parquet flooring—guides you effortlessly through the expansive ground-floor accommodation. A decorative arch above is featured within the hall.

The Reception Rooms

- The Drawing Room: Flooded with natural light from a stunning solid wood bay window, this sophisticated space is anchored by a cosy multi-fuel stove, set within a handsome surround, mantel and slate hearth. The room is a masterclass in period detail, boasting a magnificent original ceiling rose and intricate decorative cornicing.
- The Formal Dining Room: Perfect for grand entertaining or intimate family dinners, this tranquil front-facing room frames calming views of the mature front garden. It features its own multi-fuel stove with an elegant mantelpiece, next to a traditional press cupboard for showcasing books and treasures, and an exceptionally beautiful ceiling rose and cornicing.

The Culinary Hub & Ground Floor Living

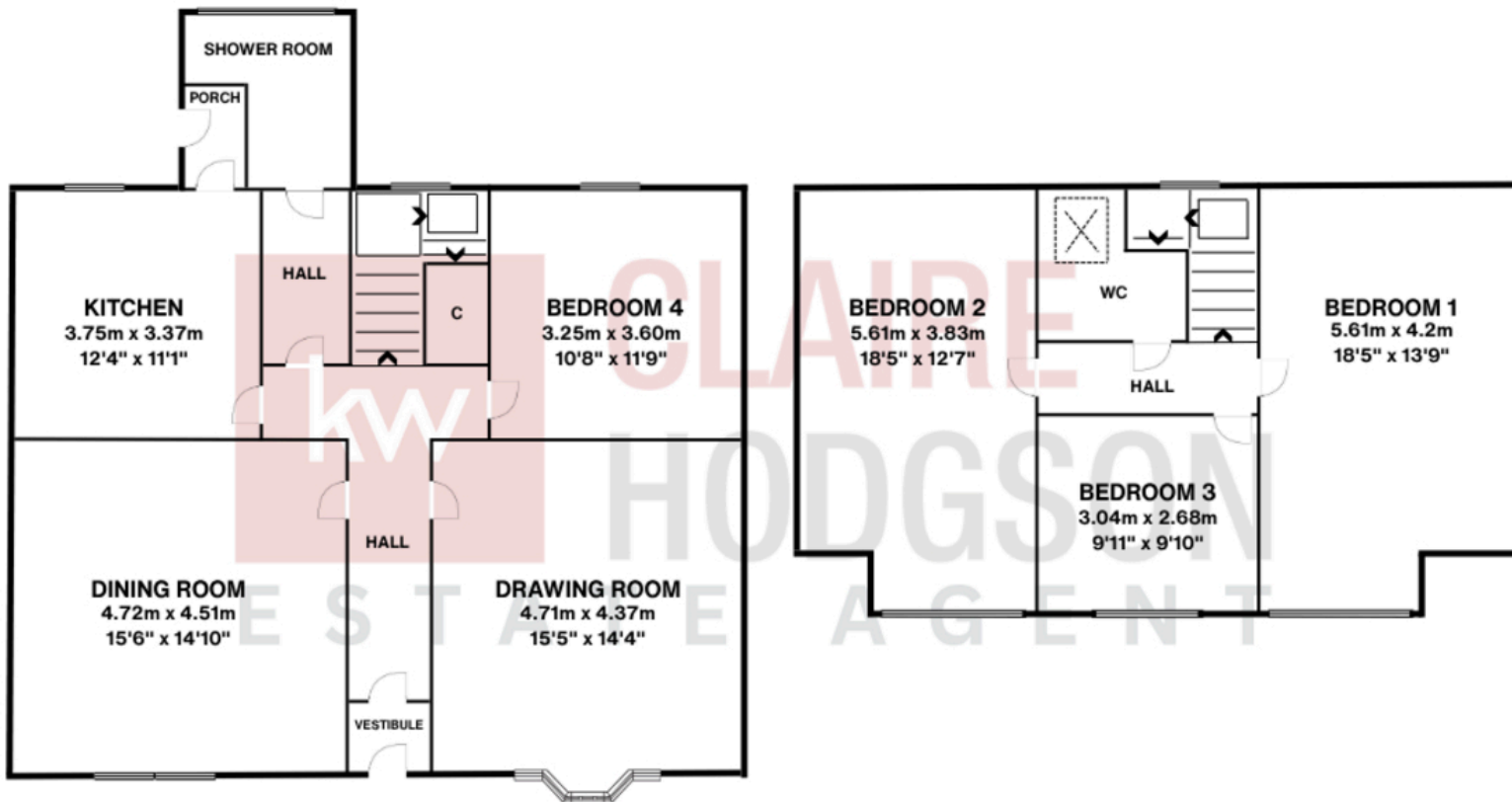
- The Kitchen: Upgraded in recent years, the heart of the home is a beautiful, country-style kitchen fitted with timeless sage green shaker units and expansive workspace. A large sink is perfectly positioned beneath a wide rear window, framing spectacular, uninterrupted views of the garden and Ochil Hills. Culinary enthusiasts will love the premium five-burner gas range with a double oven, a slimline dishwasher, and generous space for three freestanding appliances.
- The Rear Porch & Shower Room: The kitchen flows into a practical rear porch with direct garden access. Adjacent, a small hallway leads to a stylishly appointed ground-floor shower room, complete with a shower cubicle, a vanity sink unit with storage and an illuminated mirror, WC, bidet, and a heated towel rail.
- Bedroom Four: Conveniently located on the ground floor next to the drawing room, this versatile double bedroom enjoys a peaceful rear outlook and a traditional press cupboard. The views from this room toward the Ochil Hills are absolutely breathtaking.

The Upper Level

A half-turn staircase with a solid wood handrail and striking wrought-iron spindles leads to the bright first-floor landing.

- The Master Bedroom: Positioned immediately to the left, this super-sized sanctuary features a large front-facing window that looks out over a lush, green leafy canopy.





- Bedroom Two: Another exceptionally generous double bedroom offering a peaceful front-facing aspect and the traditional addition of a pedestal sink in the corner.
- Bedroom Three: A comfortable and cosy room nestled between bedrooms one and two, perfect as a children's bedroom, guest room, or home office.
- Cloakroom: A dedicated first-floor WC completes the upper accommodation.

The Gardens & Grounds

Abernethy House is enveloped by beautifully established, private wrap-around gardens. The rear garden is an outdoor paradise, featuring a newly laid patio perfect for alfresco dining against the dramatic backdrop of the hills. The manicured lawn is accompanied by a collection of outbuildings, including a practical wood store, a wooden garage, and a charming greenhouse with a felted roof, making it an absolute dream for gardening enthusiasts.

Included in the sale are the following items: all fitted floor coverings, light fittings (except for dining room), window coverings & integrated appliances. Any other items should be negotiated separately.

- Council Tax Band: E
- EER Band: D
- Heating: Gas
- Water & Sewage: Mains
- Tenure Type: Freehold
- Council Authority: Clackmannanshire Council

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Fixtures and fittings other than those mentioned are to be agreed with the seller.