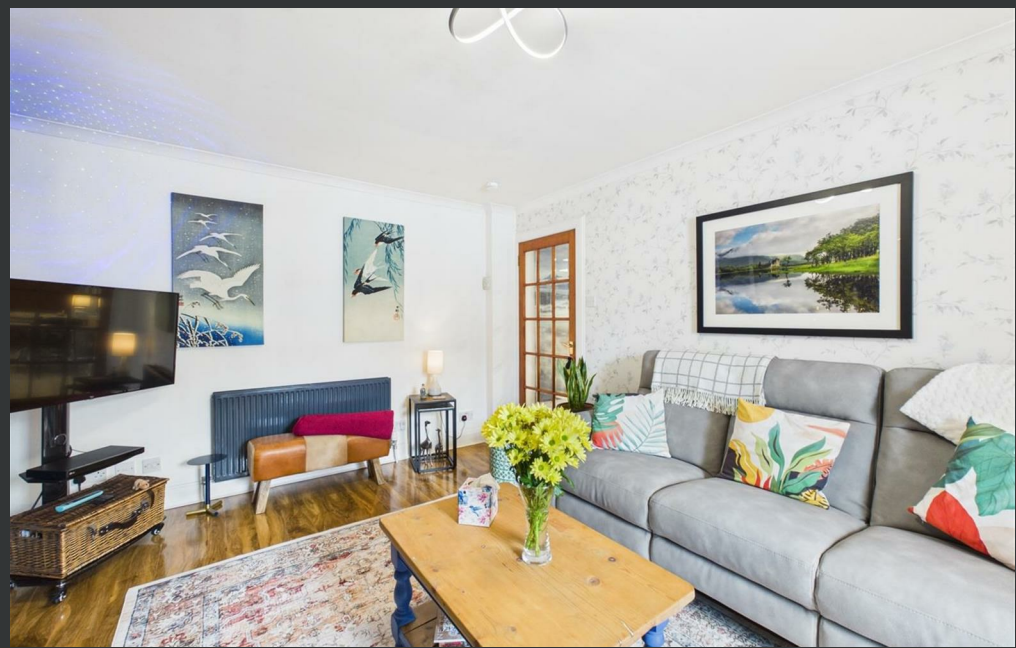




Parfour Main Road, Aberuthven, PH3 1HE
Offers over £160,000

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Parfour Main Road Aberuthven, PH3 1HE

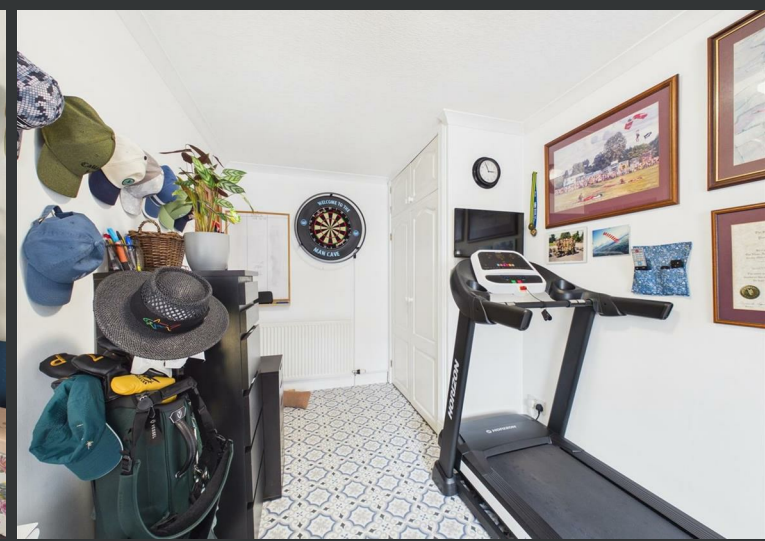
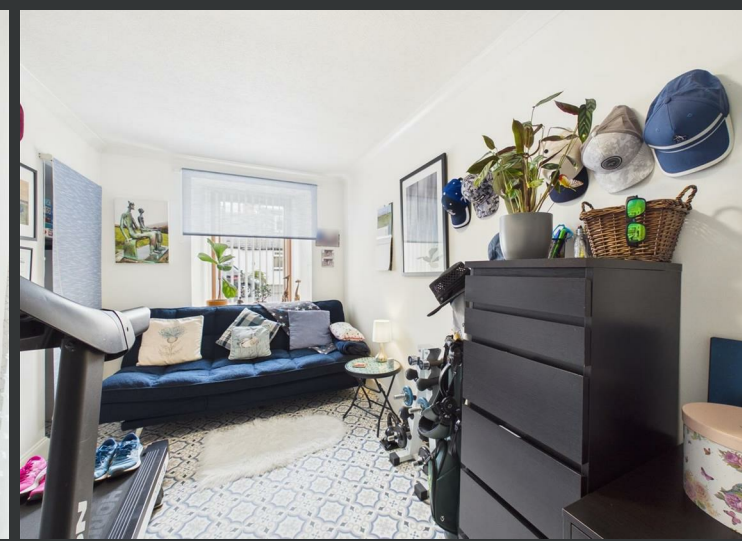
Offers over £160,000

- Charming ground floor flat
- Spacious dining kitchen
- Wood-burning stove
- Modern shower room
- Garden room and seating areas
- Two double bedrooms
- Bright and welcoming lounge
- Bright sun room
- Beautiful landscaped gardens
- Excellent village location

Situated in the heart of the popular Perthshire village of Aberuthven, Parfour is a charming and beautifully presented two-bedroom ground floor flat offering deceptively spacious accommodation, character features, delightful private gardens to the rear and is presented in superb condition throughout.

The property is entered via a welcoming entrance vestibule leading to a bright and attractive living room, where a wood-burning stove creates a cosy focal point and a warm, inviting atmosphere. The spacious dining kitchen provides an excellent hub for everyday living, offering ample storage, generous worktop space and room for dining and entertaining. The accommodation further comprises two well-proportioned bedrooms, both enjoying excellent natural light, together with a modern shower room. Adding further versatility is a lovely sun room and a garden room, providing additional living space ideal for relaxing, hobbies, home working or enjoying views over the garden throughout the seasons. Externally, the property enjoys a wonderfully mature and south-facing garden, thoughtfully landscaped with colourful planting, external storage and seating areas. Combining traditional charm with modern comfort, this delightful home is ideally suited to downsizers, first-time buyers or those seeking a peaceful village lifestyle within easy reach of Perth, Auchterarder and the A9.



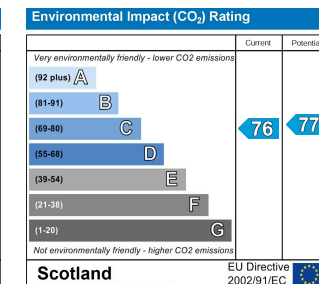
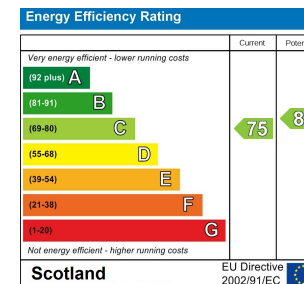
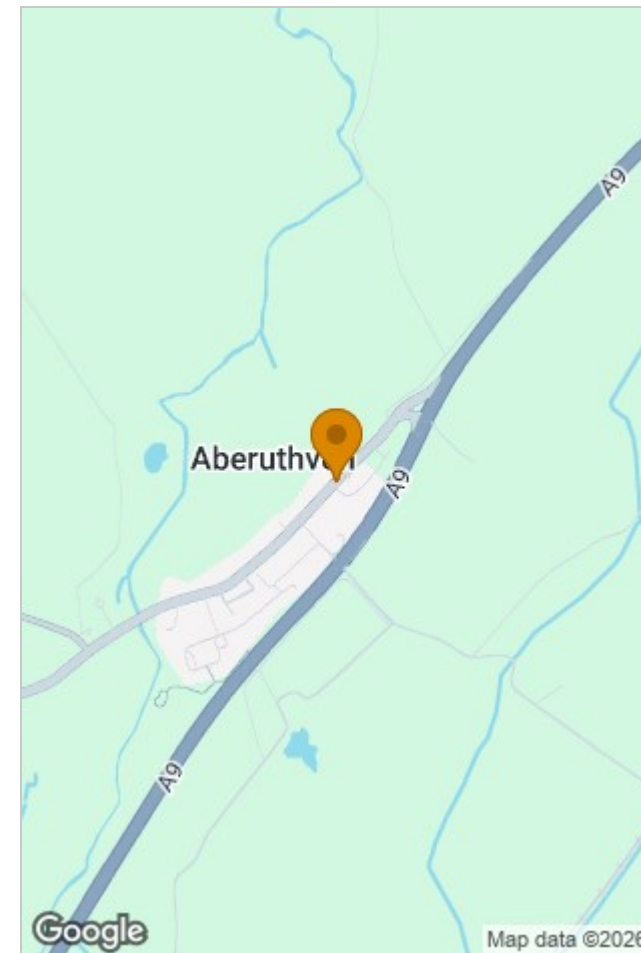
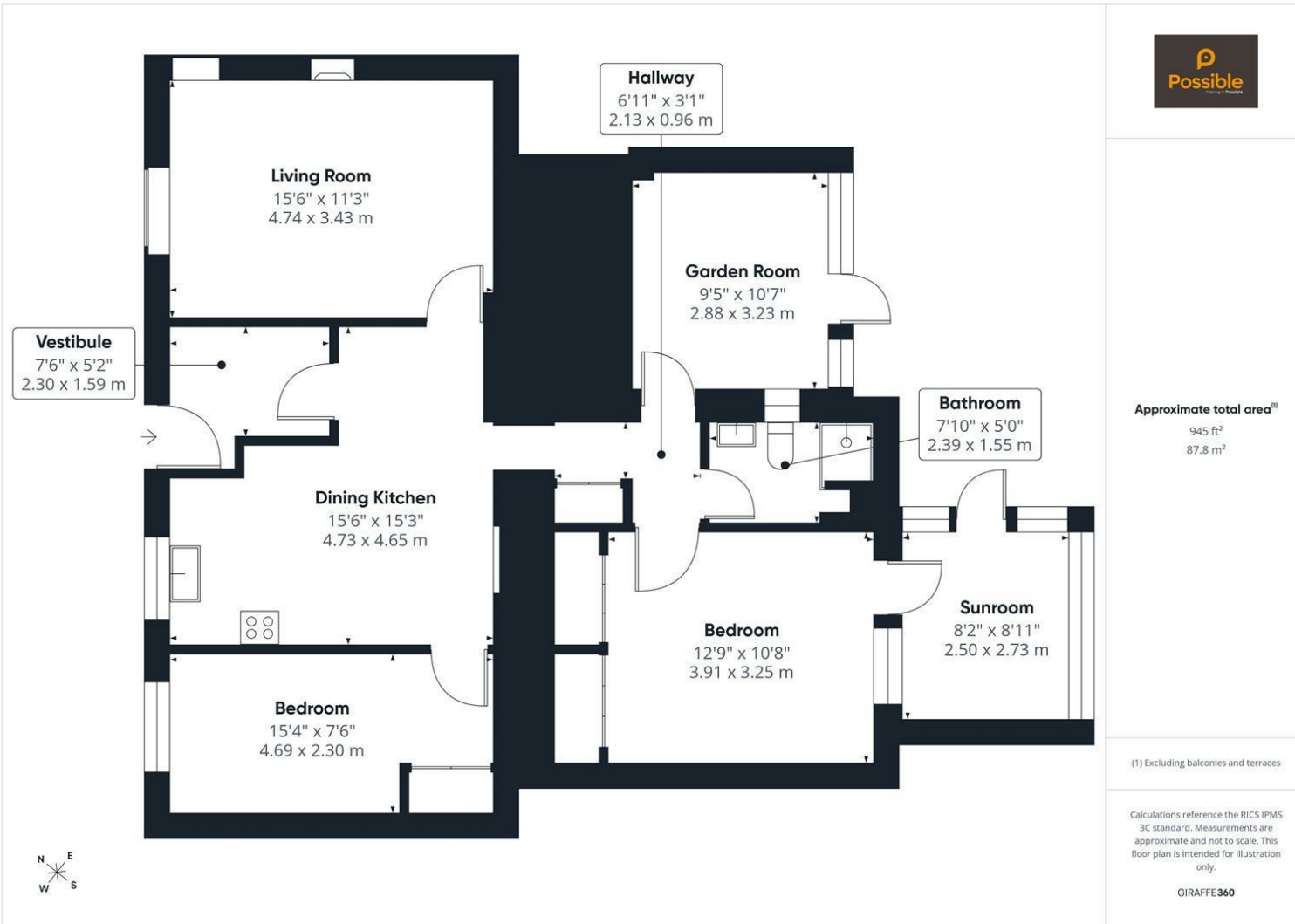


Location

Aberuthven is a highly regarded Perthshire village located just a few miles from the popular town of Auchterarder and approximately 12 miles from Perth. The village offers a peaceful semi-rural lifestyle while benefiting from excellent transport links via the nearby A9, providing easy access to Perth, Stirling, Edinburgh and Glasgow. Local amenities include a village hall, primary school and community facilities, with a wider range of shops, cafés, restaurants and leisure opportunities available in nearby Auchterarder. Surrounded by attractive countryside and scenic walking routes, Aberuthven is particularly appealing to those seeking a balance between rural charm and everyday convenience.







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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