



14 Provost Mains, Abernethy, PH2 9GE
Offers over £225,000



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- Attractive semi-detached villa
- Large living room
- Oil central heating
- Off-street parking & garage
- Easy access to travel links
- 3 double bedrooms 1 en-suite
- Generous dining kitchen
- Excellent storage space
- Very private rear garden
- Move-in condition

This attractive 3 bedroom (1 en-suite) semi-detached villa enjoys a peaceful position within the charming Perthshire village of Abernethy. Built by highly regarded local builders A&J Stephen, the property is presented in move-in condition and benefits from a wealth of storage space throughout. It also features oil central heating, double glazing, off-street parking, a garage and a very generous and private rear garden.

On the ground floor there is a welcoming entrance hallway, a useful downstairs WC, generous living room and spacious dining room with doors leading out into the rear garden. On the first floor there is a family bathroom, a large master bedroom with its own en-suite shower room and two additional double bedrooms. All of the bedrooms feature built-in wardrobes. To the front of the property there is an area of lawn with decorative planting and a double width driveway leading to the garage which is equipped with power and lighting. To the front of the property there is a small area of lawn with decorative planting and a double-width driveway leading to the garage. The garden to the rear is a great size and enjoys a high degree of privacy. It features an area of lawn, slabbed patio and various mature trees/shrubs and colourful plants.

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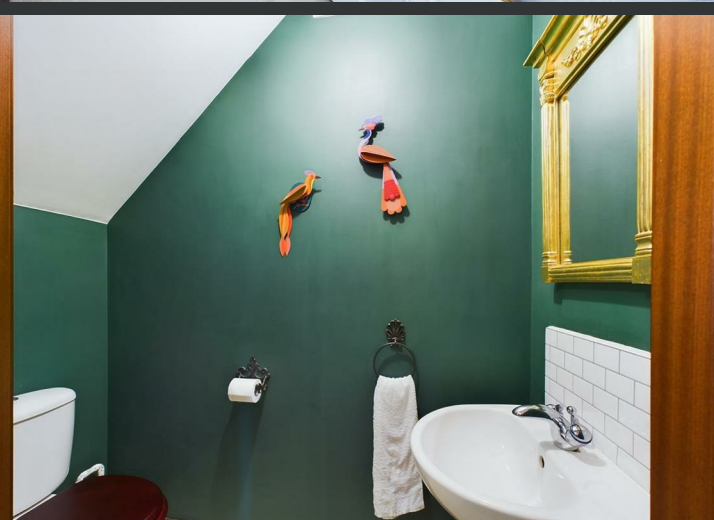


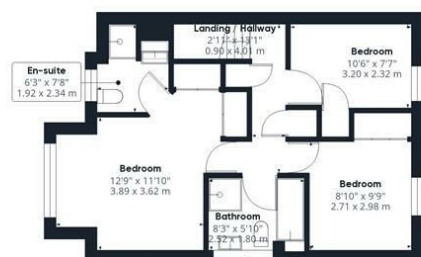


Location

Located in the village of Abernethy, the properties are close to all amenities including a local shop, village Inn and restaurant, cafe's and primary school. It is also just a short drive from Bridge of Earn and ten minutes from the City of Perth. This property also benefits from being just a couple of minutes from all major road links to Dundee, Glasgow, Edinburgh and the North.







Floor 1

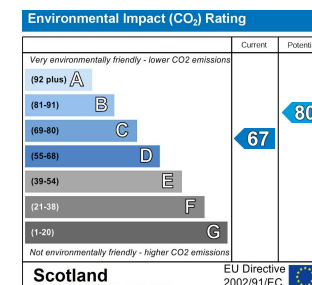
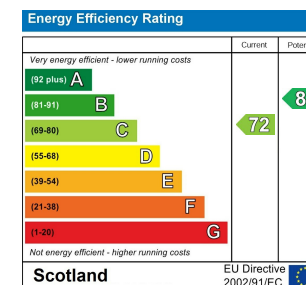
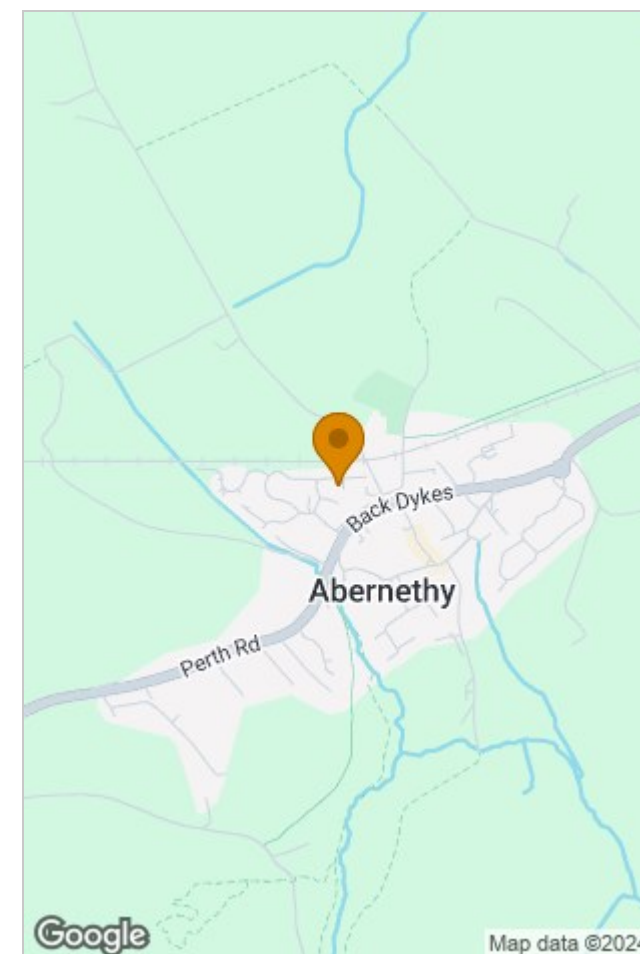
1258.16 ft²116.89 m²0.46 ft²0.04 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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