



Dunira 81 Main Street, Abernethy, PH2 9LA
Offers over £300,000



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- Fully modernised cottage
- Beautiful open-plan kitchen/dining/lounge
- High quality fixtures and finishings
- Modern double glazing
- Off-street parking for two cars
- Three double bedrooms
- Vaulted ceilings and skylights
- Modern family bathroom and en-suite
- South-to-west-facing rear garden
- Extremely rare to the market

Tucked away in the heart of the historic village of Abernethy, Dunira is a beautifully renovated three-bedroom cottage offering notably light and spacious single-level living. With a striking kerb appeal and immaculately presented interiors, this charming home perfectly combines character features with sleek contemporary finishes.

Inside, the generous open-plan kitchen/diner/living area features a vaulted ceiling creating a bright and welcoming atmosphere. The high-spec kitchen is fitted with an excellent amount of units, integrated appliances, and plentiful workspace, ideal for hosting or everyday living. Skylights and dual-aspect windows ensure the space is bathed in natural light. There are three double bedrooms, each thoughtfully designed with neutral décor and soft carpeting. The principal bedroom includes a modern en-suite shower room, while a beautifully styled main bathroom boasts a feature vanity unit, chrome towel radiator and full-sized bath with overhead shower. Externally, the home sits on a generous plot with a south-to-west-facing rear garden, finished in lawn and patio with a raised planting bed, offering a peaceful and private space to relax or entertain. There is also private parking to the side of the property. This home is the complete package for downsizers, small families or anyone looking for a move-in-ready home in a vibrant village setting with excellent transport links.

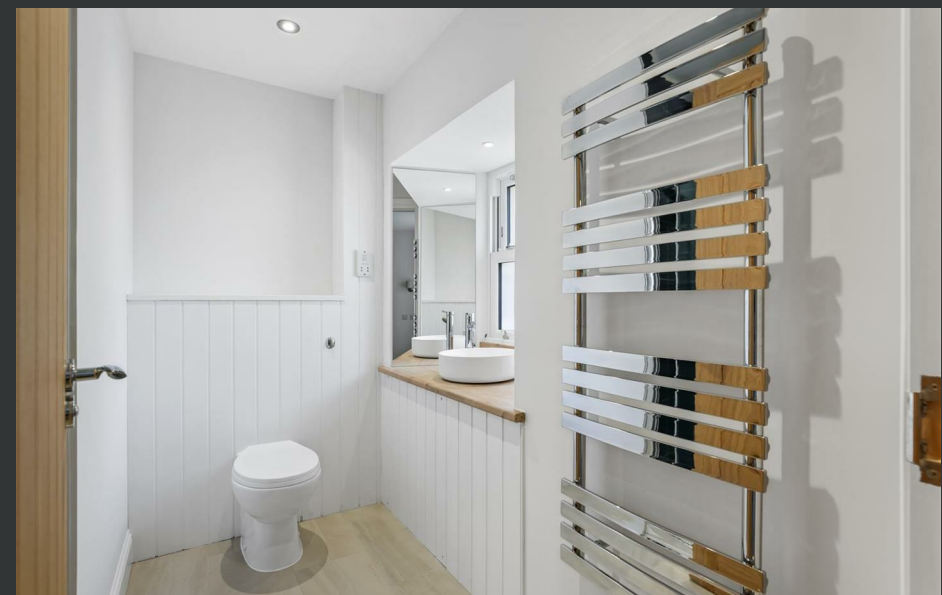
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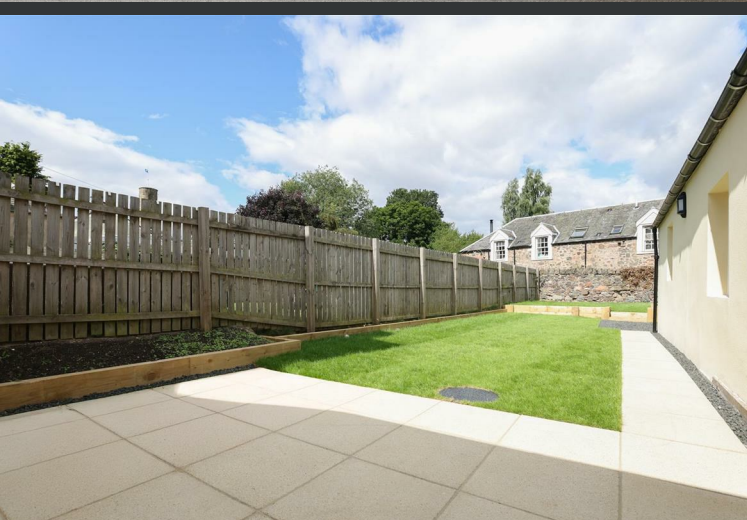
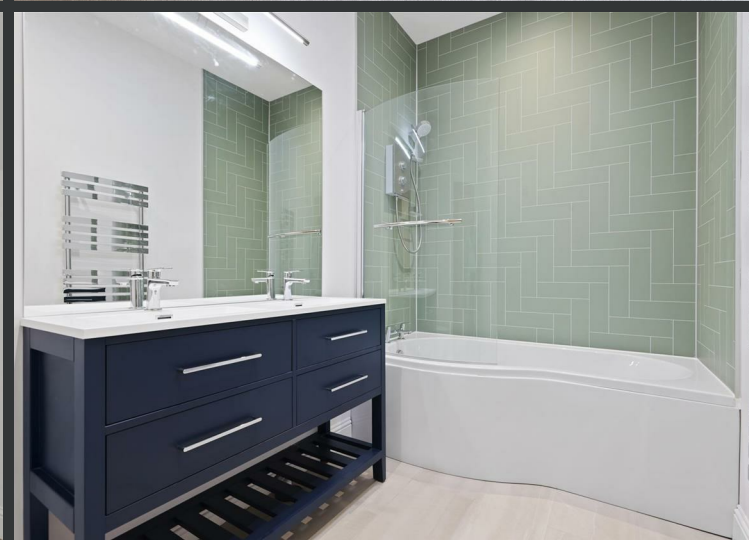


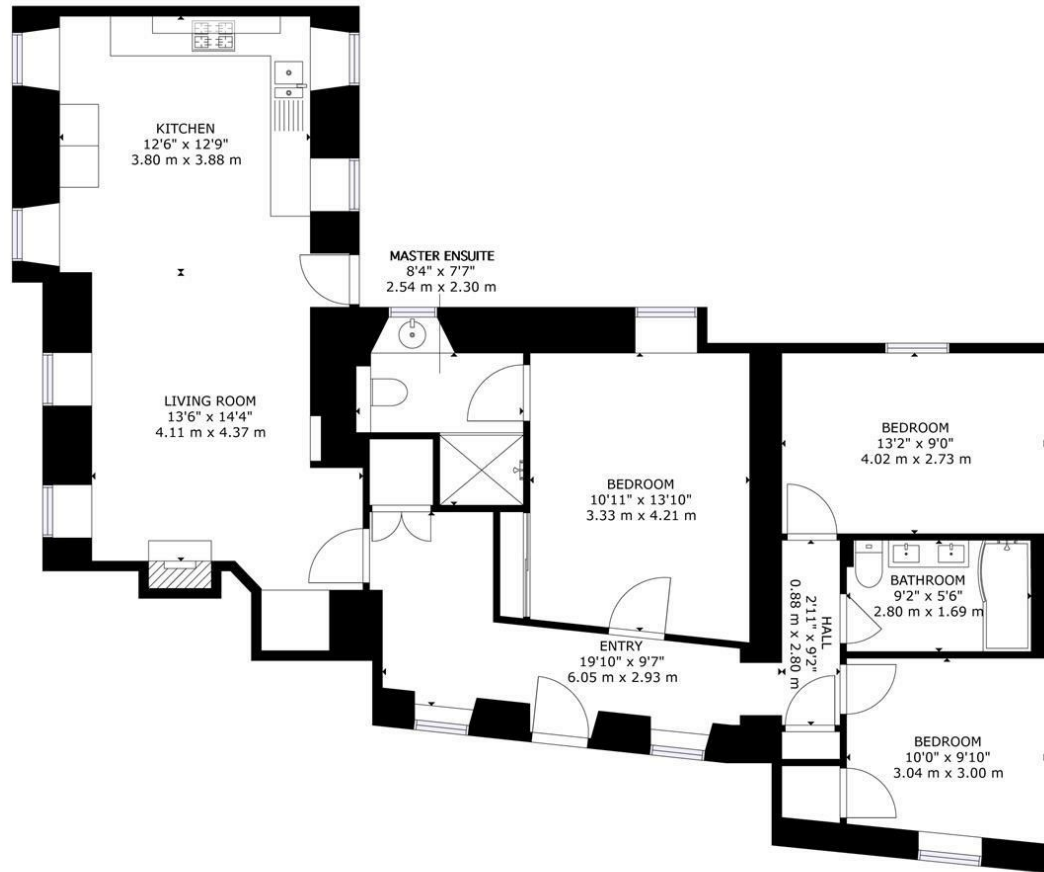


Location

Abernethy is a charming conservation village steeped in history and surrounded by beautiful Perthshire countryside. It offers a peaceful, semi-rural lifestyle while being just a 20-minute drive from Perth. Locals enjoy access to a primary school, village shop, café and scenic walking trails including Castlelaw Hill. Its welcoming community and convenient connections to the M90 make it a popular choice for commuters and families alike. With a rich Pictish heritage and a sense of quiet charm, Abernethy blends village living with modern convenience.

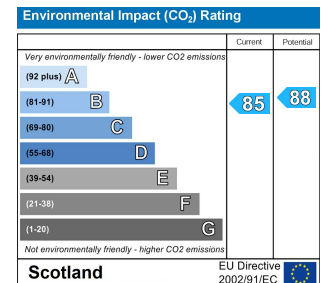
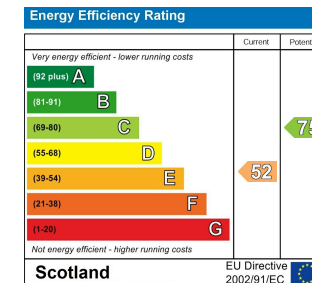
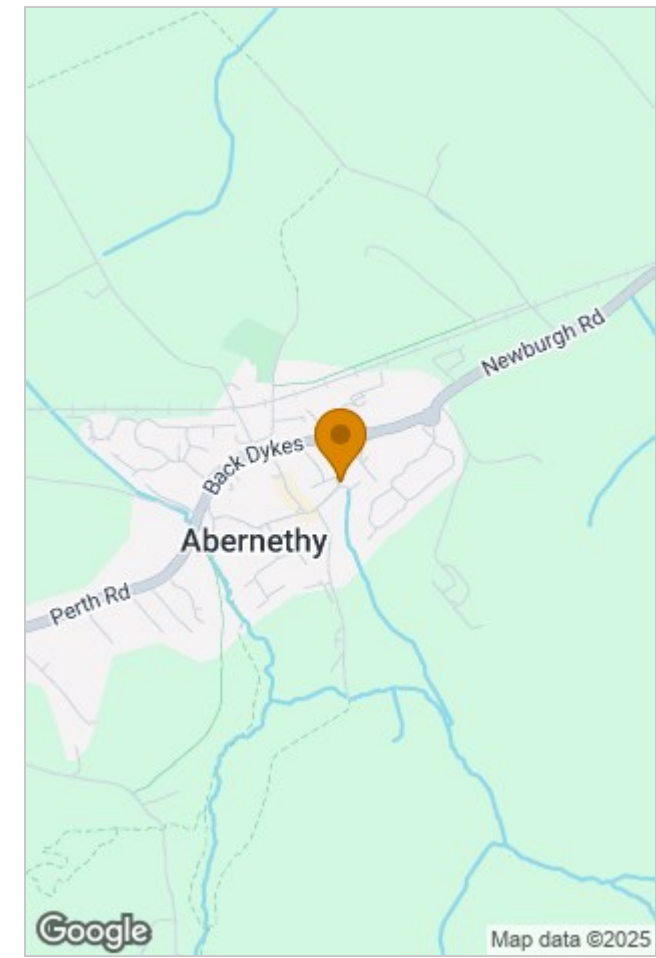






FLOOR 1

GROSS INTERNAL AREA
TOTAL: 1030 sq.ft, 96 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

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