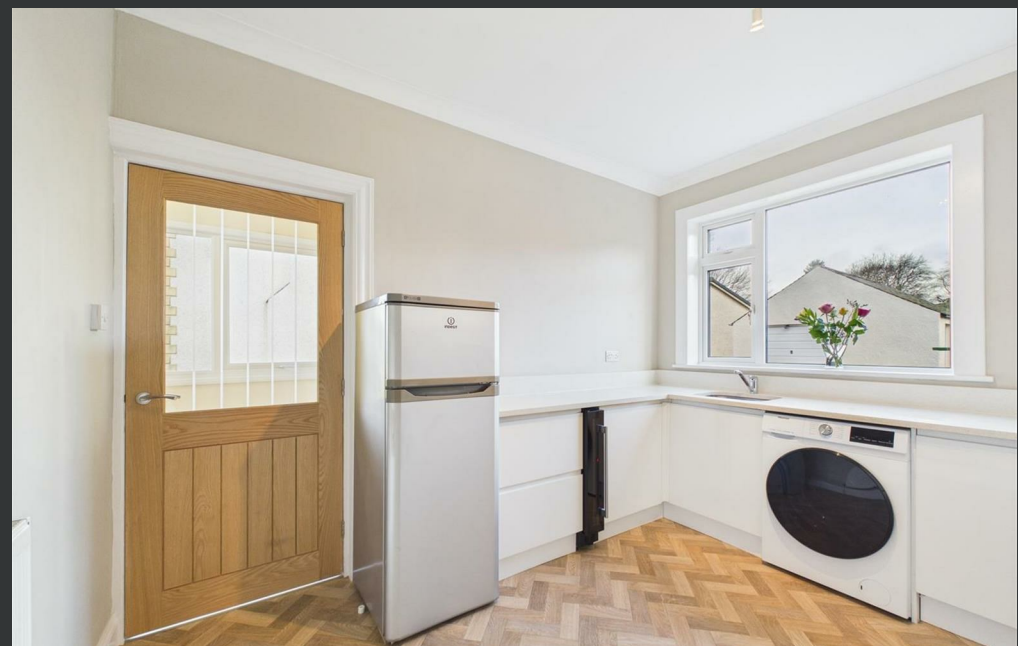




3 Strathearn Cottages Back Dykes, Abernethy, PH2 9JY
Offers over £205,000





3 Strathearn Cottages Back Dykes Abernethy, PH2 9JY

- Charming two-bedroom cottage
- Bright and spacious living room
- Two well-proportioned double bedrooms
- Oil central heating & double glazing
- Detached garage with additional storage
- Extensively modernised throughout
- Modern fitted kitchen with integrated appliances
- Contemporary shower room
- Large gravel driveway with ample parking
- Generous rear garden

Situated within the charming and historic village of Abernethy, this beautifully presented two-bedroom cottage offers spacious single-level living along with generous outdoor space and a detached garage.

The property opens into a welcoming entrance hallway which leads through to a bright and comfortable living room, providing an ideal space for relaxing or entertaining. The modern kitchen has been tastefully finished with sleek units, integrated appliances and ample worktop space, creating a practical and stylish environment for everyday living. There are two well-proportioned double bedrooms, both enjoying plenty of natural light and offering flexible accommodation for family living, guests or home working. A contemporary shower room serves the home. The property also benefits from a useful utility room, providing additional storage and practicality. Externally, the cottage enjoys a generous gravel driveway offering ample off-street parking, along with a detached garage and additional storage area. The surrounding garden space is well maintained and provides a pleasant outdoor setting ideal for relaxing or gardening. This attractive home combines modern interiors with traditional charm, making it an excellent opportunity for a range of buyers seeking village living within easy reach of Perth.

Offers over £205,000

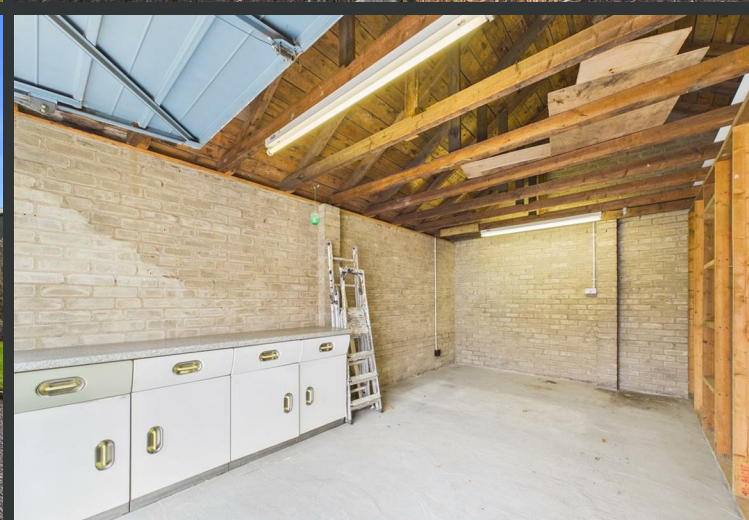


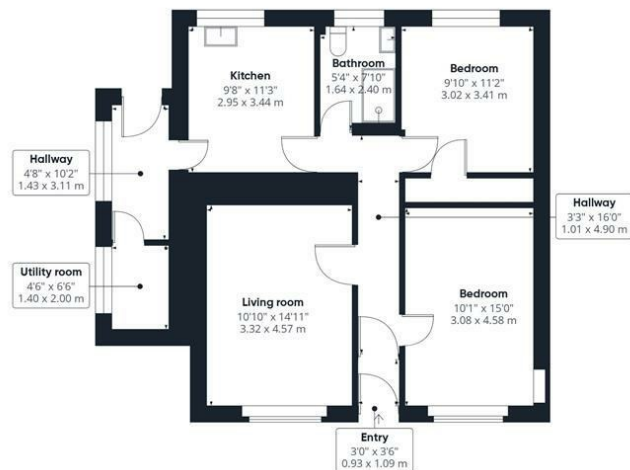


Location

Abernethy is a highly sought-after historic village located just a short drive from Perth. Known for its strong community atmosphere and picturesque surroundings, the village offers a selection of local amenities including a shop, café, primary school and village services. The area is steeped in history and features the well-known Abernethy Round Tower along with beautiful countryside walks along the River Tay. Perth is easily accessible and provides a wide range of shops, restaurants, leisure facilities and secondary schooling. Excellent transport links via the nearby A90 and motorway network allow convenient commuting to Dundee, Perth, Edinburgh and beyond.





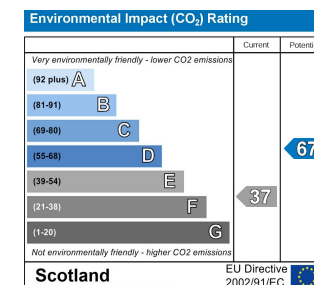
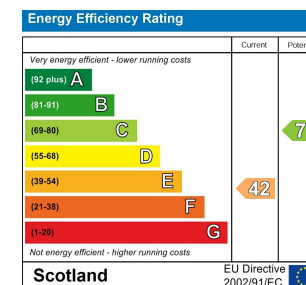
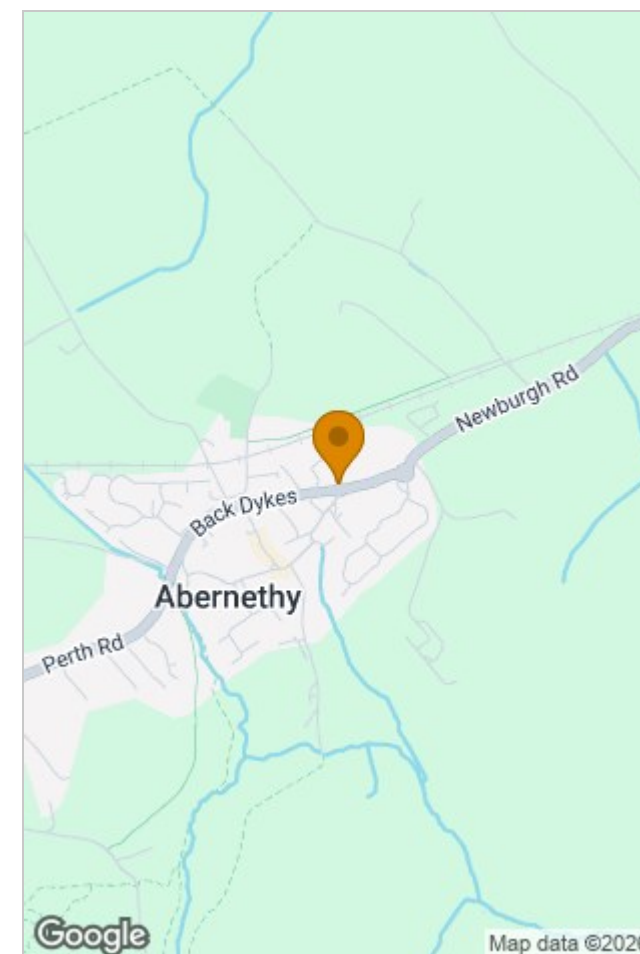


Approximate total area⁽¹⁾
1063 ft²
98.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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