

Simple Approach



**6 Abernethy View, Perth
Perthshire PH2 7UG**

Offers over £344,000

6 Abernethy View, Perth, Perthshire PH2 7UG

Simple Approach are delighted to welcome this outstanding detached house in the tranquil village of St Madoes to the Perthshire market. This stunning family home is ideally placed to take advantage of amenities found on the Main Street just a short walk away without compromising the benefits of peaceful countryside living. This exceptional property has been decorated with great taste and held to a high standard, boasting beautiful quality, contemporary style and luxury throughout each generously proportioned living space. This very grand property offers the most breath-taking welcome from the outset, across the ground floor; a bright and open entrance hallway leading out to all other accommodation across one accessible floor; including a generously proportioned kitchen with a highly modern design, bright good-sized dining room, sizable lounge with a large double glazed window allowing plentiful natural light, another reception room with beautiful patio doors allowing access to the back garden, wet room and utility room. The second-floor benefits from a bright spacious landing, four double bedrooms two of which have en-suite bathrooms and all with fitted wardrobes and a stylish family bathroom. This amazing home further benefits from a large driveway suitable for multiple cars, a large fully enclosed garden and a renovated garage which has been made into a game's room / bar area, with beautiful patio doors onto the garden. This property has so much to offer and is the ideal purchase for any growing family or mature buyer looking for as much living space as possible, seeking modern and peaceful living within a semi-rural, countryside village surrounded by rolling fields and woodland walks. Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful location on offer.

Kitchen

11'11" x 9'1" (3.64 x 2.77)

Entrance Hallway

10'4" x 7'4" (3.15 x 2.25)

Entrance Porch

9'11" x 3'6" (3.03 x 1.08)

Snug

15'2" x 8'2" (4.64 x 2.49)

Diningroom

11'6" x 13'0" (3.51 x 3.97)

Utility Room

10'0" x 8'2" (3.06 x 2.49)

Down stairs toilet / Wet room

5'9" x 3'2" (1.76 x 0.97)

Bedroom 1

11'6" x 12'5" (3.51 x 3.79)

Ensuite

4'9" x 6'8" (1.46 x 2.05)

En suite

3'1" x 7'0" (0.94 x 2.14)

Bathroom

7'3" x 6'7" (2.23 x 2.02)

Bedroom 3

8'2" x 8'7" (2.51 x 2.63)

Bedroom 4

8'0" x 11'6" (2.46 x 3.51)

Location

St. Madoes is set in the Carse of Gowrie just outside the City of Perth and offers local amenities such as a local shop, two parks and a reputable Primary School, as well as all High Street shopping found further afield in Perth City Centre just minutes away via the A90. For the commuter, St. Madoes offers excellent motorway links to both Perth & Dundee, as well as Edinburgh, Glasgow & The Central Belt.

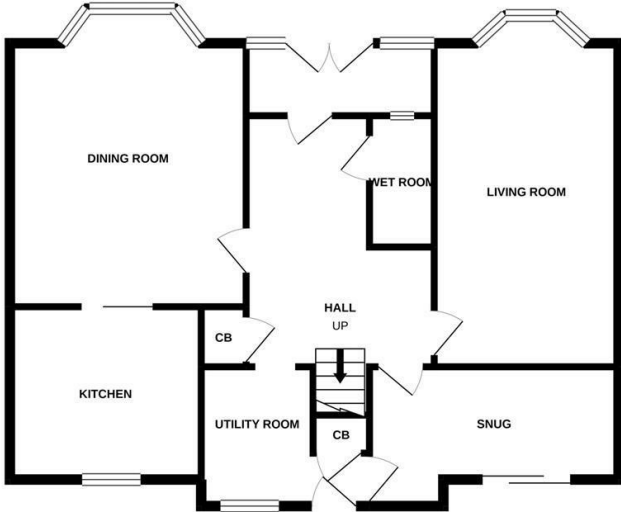




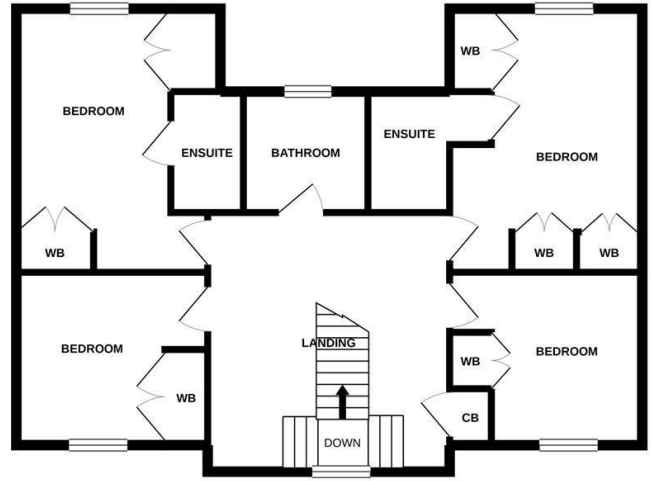
- Beautifully Presented Detached Two Storey House
- Driveway Suitable For Multiple Cars
- Excellent Move In Condition
- Four Sizable Bedrooms Two With En-suite Bathrooms
- Games Room / Bar Renovated Garage
- Highly Sought After Location
- Gas Central Heating & Double Glazing
- Large Luxury Living Space Throughout
- Property Professionally Decorated Throughout



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		