

Drumlea Perth Road, Abernethy, PH2 9LW

Offers over £400,000

5 2 2 E









Drumlea Perth Road
Abernethy, PH2 9LW

Offers over £400,000

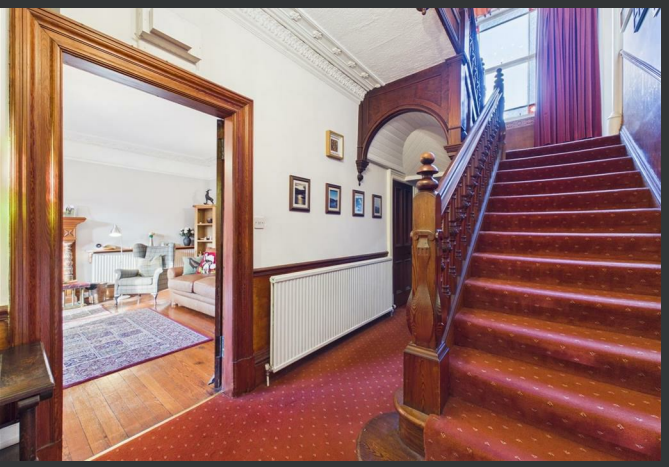
- Traditional stone-built home
- Flexible office/fifth bedroom
- Spacious dining kitchen
- Bathroom and shower room
- Extensive mature gardens
- Four dedicated bedrooms
- Two generous reception rooms
- Ground-floor bedroom
- Attractive period features
- Generous off-street parking

Drumlea is an impressive traditional stone-built home in Abernethy, combining generous proportions, attractive period character and a flexible layout arranged over two levels.

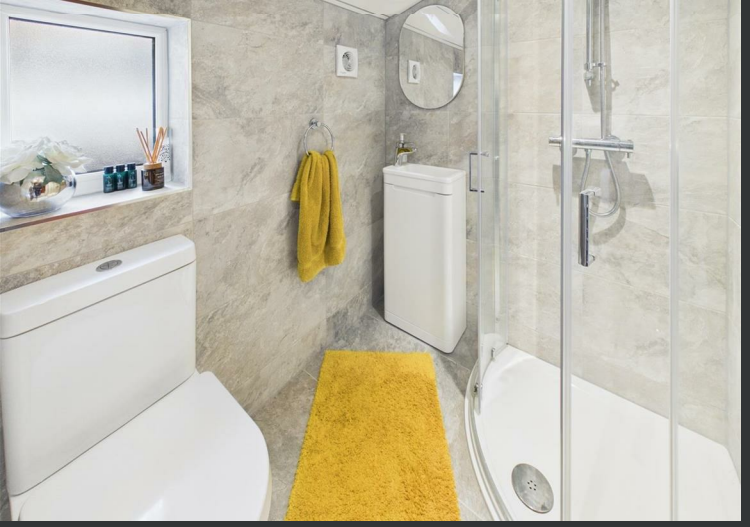
The ground floor offers an excellent choice of living space, with both a drawing room and separate living room featuring large bay windows, decorative cornicing and attractive fireplaces. A spacious and modern dining kitchen provides plenty of room for everyday family life, complemented by a separate utility room and shower room. Also on this level is a well-proportioned bedroom, offering useful flexibility for guests or those looking for ground-floor accommodation. Upstairs are three further bedrooms alongside an additional office/bedroom, giving buyers the option of a fifth sleeping room or dedicated home-working space. A family bathroom completes the first-floor accommodation. Externally, the property enjoys particularly generous grounds. A substantial gravelled area provides ample off-street parking, while the established rear garden offers an extensive lawn surrounded by mature trees, hedging and planting, creating an attractive and private outdoor setting. Period detailing, impressive room sizes and the balance of accommodation inside and out give Drumlea considerable appeal for buyers looking for a characterful family home with space to adapt over time.







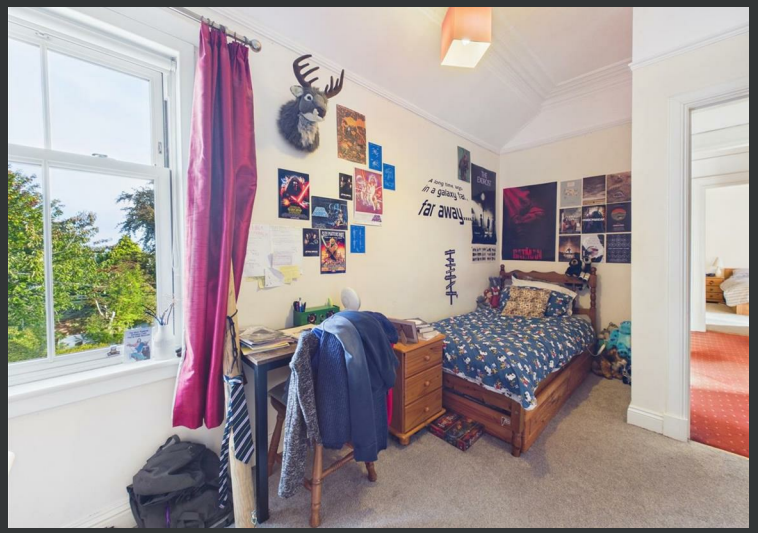


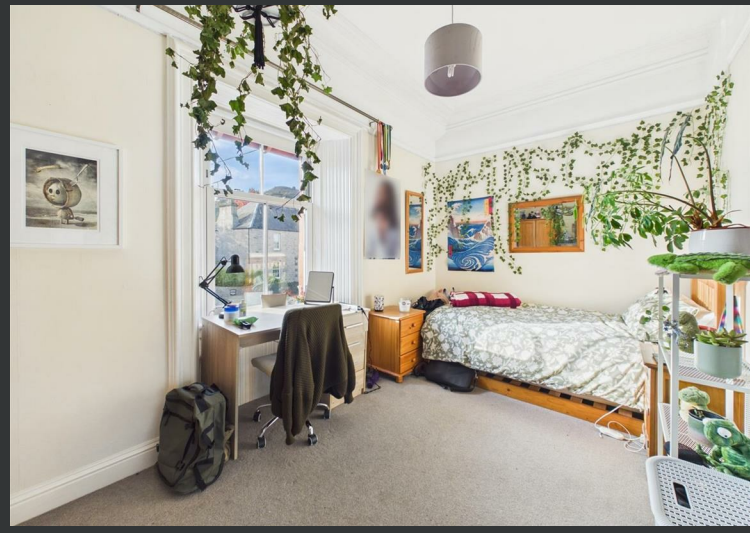












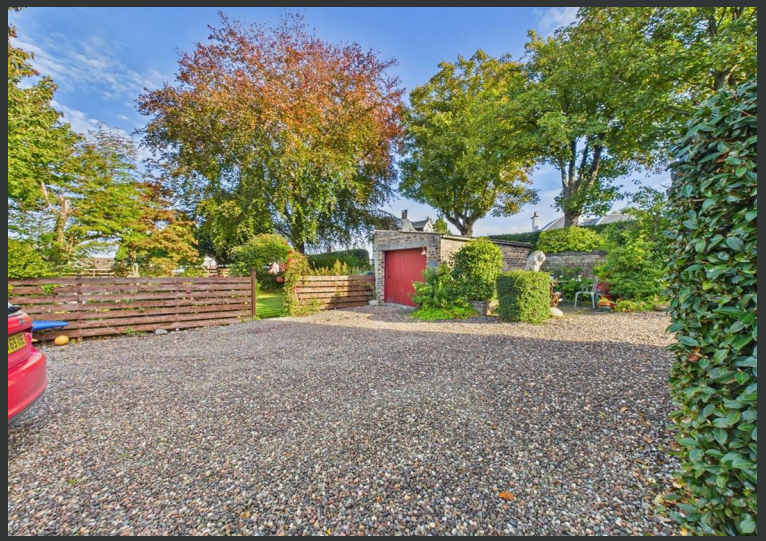
Location

Drumlea is situated on Perth Road in the popular Perthshire village of Abernethy, a well-established community surrounded by attractive countryside. The village provides a range of everyday amenities and enjoys a strong sense of community, while further shopping, leisure and professional services can be found in Perth and nearby towns. Abernethy is well placed for road connections towards Perth, Dundee and the wider central belt, making it a practical base for commuters as well as those seeking a quieter village setting. The surrounding countryside offers excellent opportunities for walking and outdoor pursuits, adding considerably to the area's appeal.






RISE &
SHINE







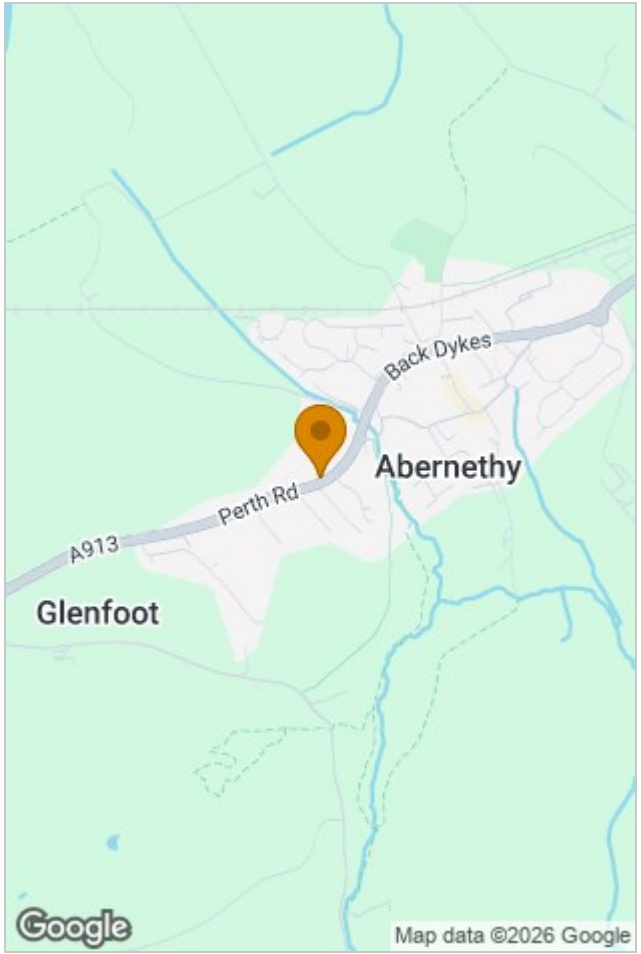


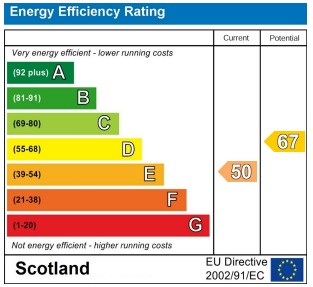
Ground floor

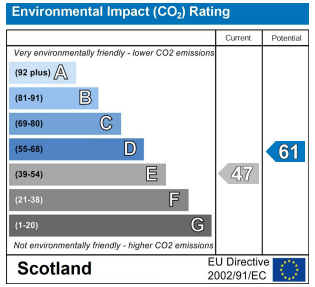


Floor 1









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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX
T. 01738 260 035 | hello@weareposible.co.uk
weareposible.co.uk