



16 Sandilands Grove, Abernethy, PH2 9FX
Offers over £223,500

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- Stylish three-bedroom semi-detached home
- Modern fitted kitchen with integrated appliances
- Family bathroom with quality finishes
- Enclosed rear garden with patio and lawn
- Gas central heating and triple glazing
- Spacious lounge with French doors to garden
- Principal bedroom with fitted wardrobes and en-suite
- Ground floor WC
- Private double driveway parking
- Peaceful modern development in Abernethy

16 Sandilands Grove is an immaculate three-bedroom semi-detached home located in a popular modern development within the attractive village of Abernethy. Offering bright, contemporary interiors and a family-friendly layout, this stylish property is ideal for first-time buyers, couples, or young families seeking move-in-ready accommodation.

The ground floor comprises a welcoming hallway, spacious lounge with neutral décor, and French doors opening to the rear garden, creating a seamless indoor-outdoor flow. The modern kitchen is fitted with sleek units, wood-effect worktops, and integrated appliances, complemented by excellent storage and workspace. A convenient WC completes the lower level. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and a stylish en-suite shower room. The family bathroom is equally modern, featuring quality tiling and a shower-over-bath setup. Externally, the fully enclosed rear garden offers a safe and private space for children or pets, with a lawn and patio for outdoor dining. To the front, there is a double driveway providing excellent off-street parking. The home also benefits from gas central heating, triple glazing, and high energy efficiency. This is a superb opportunity to acquire a beautifully presented modern home in a peaceful yet well-connected village location.

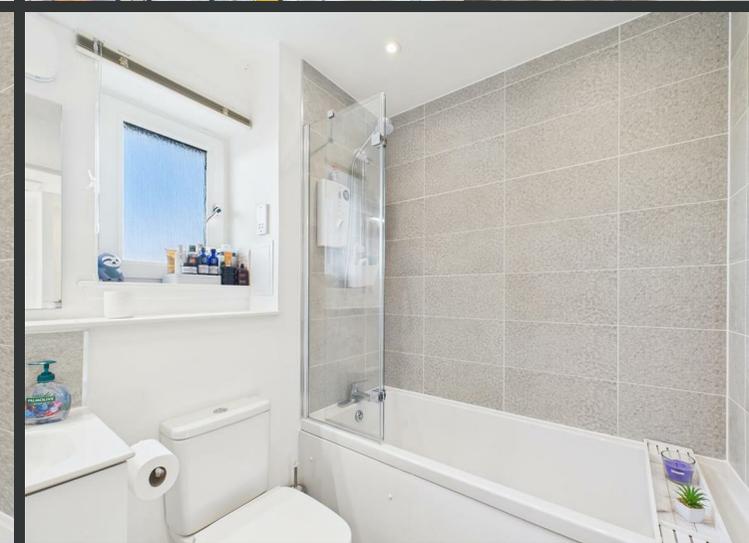
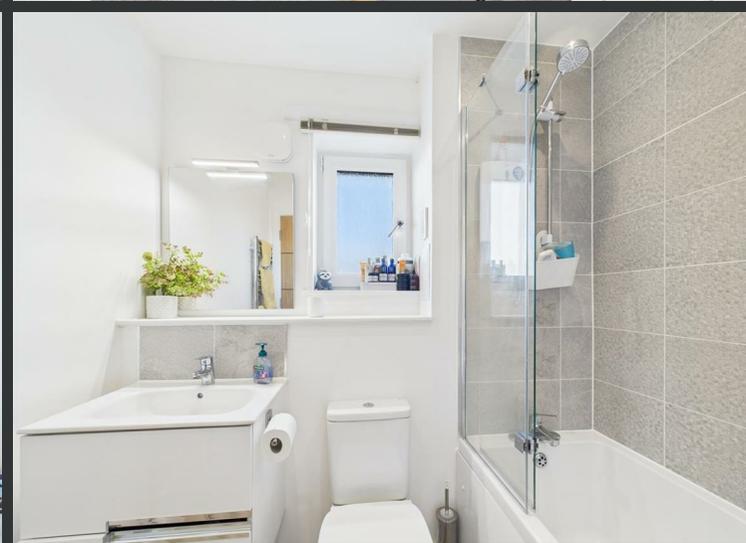


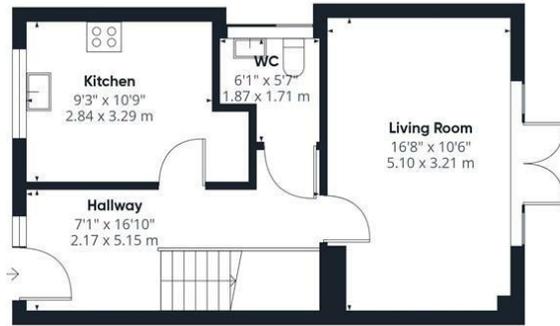


Location

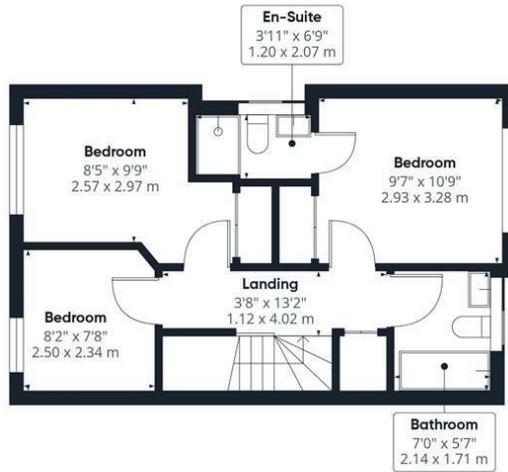
Abernethy is a charming and historic Perthshire village, known for its scenic setting and strong community spirit. The village offers local amenities including a shop, café, primary school, and regular bus links to Perth and surrounding areas. Surrounded by open countryside, it provides easy access to outdoor pursuits and walks, while being just a short drive from Bridge of Earn and the M90 motorway for convenient commuting to Perth, Dundee, or Edinburgh. With its blend of village tranquillity and modern accessibility, Abernethy is a highly desirable place to call home.







Ground floor



Floor 1

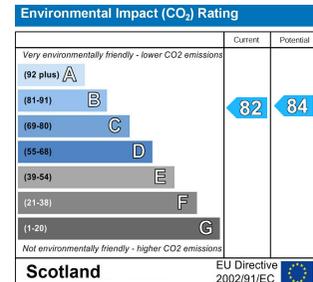
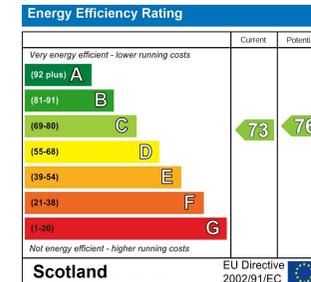
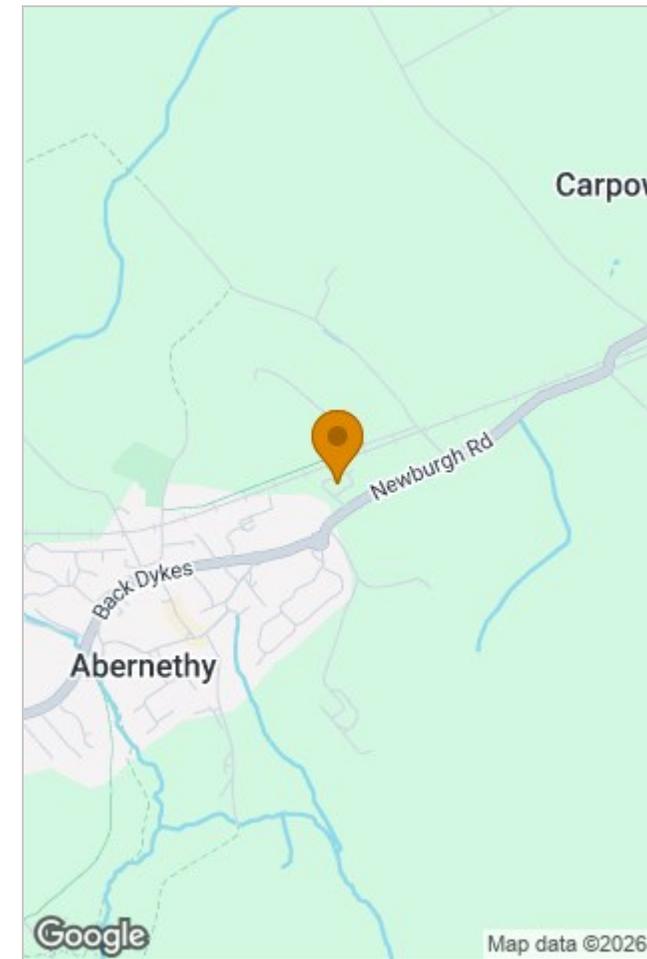


Approximate total area⁽¹⁾
872 ft²
81 m²

(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

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if you wish to arrange a viewing appointment for this property or require further information.

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