



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

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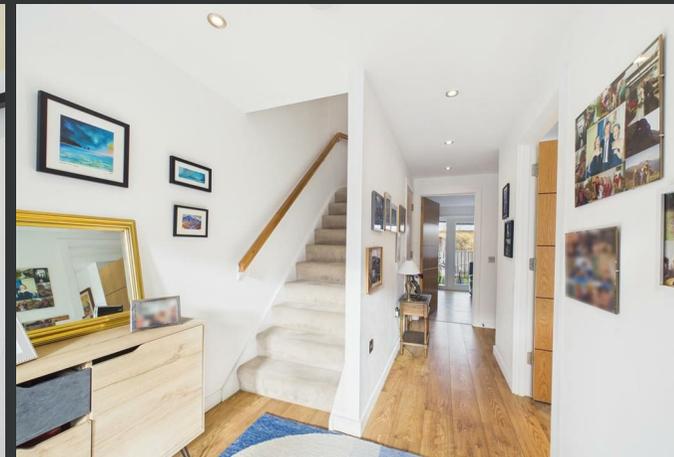
# 17 Sandilands Grove Abernethy, PH2 9FX

Offers over £223,500

- Modern semi-detached home
- Spacious living room
- Fitted kitchen with ample units
- Family bathroom with shower
- Timber garden shed
- Three bedrooms
- French doors to garden
- Ground floor WC
- Enclosed rear garden
- Private parking for two cars

Situated within a modern residential development in the popular village of Abernethy, 17 Sandilands Grove is a beautifully presented three-bedroom semi-detached home offering bright, contemporary accommodation and a fully enclosed rear garden.

The ground floor comprises a welcoming hallway with WC, a modern fitted kitchen with ample units and worktop space, and a generous living room stretching the full width of the property. The living area enjoys excellent natural light and features French doors opening directly onto the rear garden, creating an ideal space for both everyday family living and entertaining. Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes, lovely open views, and an en-suite featuring a rainfall shower. The second double bedroom also has a built-in wardrobe, while a further single bedroom provides flexible accommodation for children, guests or home working. A stylish family bathroom with shower over bath completes the upper level. Externally, the rear garden is fully enclosed and mainly laid to lawn, with a timber shed providing useful outdoor storage. The property also benefits from private parking for two cars to the front. The property also benefits from solar panels, helping to improve energy efficiency and reduce running costs. This attractive and move-in-ready home will appeal to first-time buyers, young families and those seeking a modern property in a peaceful village setting with excellent commuter links.



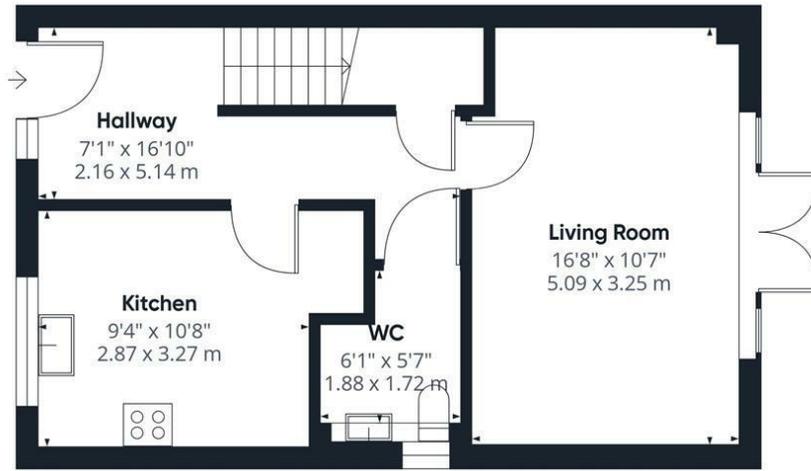


## Location

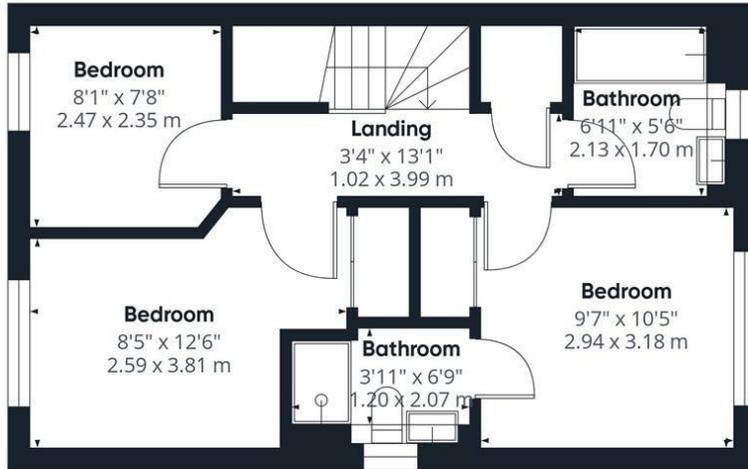
Sandilands Grove is located within a popular modern development in the historic village of Abernethy. The village offers a range of local amenities including a primary school, shop, café and community facilities, all within easy reach. Surrounded by attractive countryside, the area provides excellent opportunities for walking and outdoor pursuits. Abernethy is ideally positioned for commuting, with quick access to the M90 motorway linking to Perth, Dundee, Edinburgh and beyond. This convenient yet peaceful setting makes it an excellent choice for families and professionals seeking village living with strong transport connections.







Ground floor



Floor 1

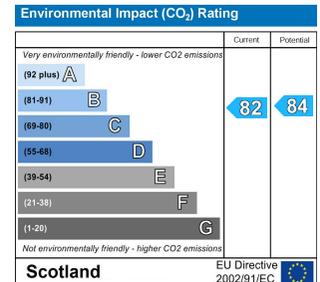
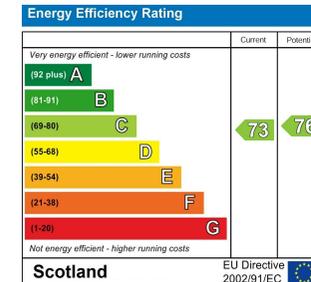
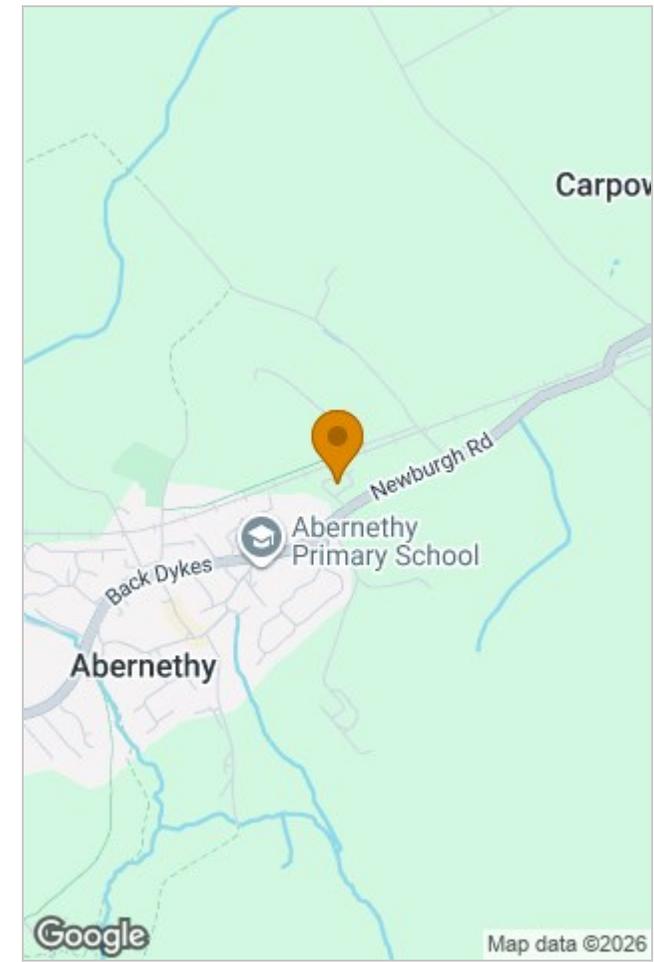


Approximate total area<sup>(1)</sup>  
863 ft<sup>2</sup>  
80.1 m<sup>2</sup>

(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.

