Winterwood 4 Main Street, Abernethy, PH2 9JL
Offers Over £269,950

4   **3**   **2**   **D**

Abernethy offers a range of local amenities including local shop, village pub/restaurant, café and primary school. The nearby town of Newburgh offers a larger variety of local shops & facilities as does the village of Bridge of Earn which can be found within a short drive. The City of Perth is only a short drive away, the property is ideally located for access to all major transport networks.

Split over two levels the property offers well-proportioned accommodation comprising: Ground Floor - Entrance Vestibule, Welcoming Hallway, Bedroom with ensuite Shower Room, Two further Bedrooms, Bathroom with WC, Sun Room and Utility Room. First floor - Landing, Bright, Spacious Lounge with Solid Fuel Stove. Modern Kitchen/Dining Area, WC and further Bedroom/Sitting Room.
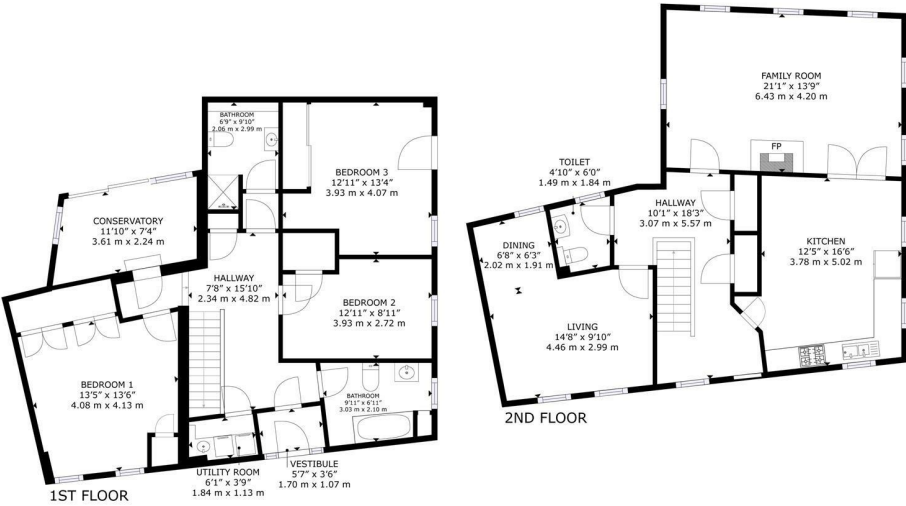
Warmth is offered through Oil Central Heating. The property is Double Glazed throughout.

Externally, there are garden grounds to the side and rear with space for off street parking to the front. Access to the property is via a shared private driveway. The property benefits from a brick built garage, providing space for an office/workshop area.

*** The property is a located in a conservation area. Any works considered necessary will require to be carried out in consultation with the Local Authority Planning Department and Historic Environment Scotland ***
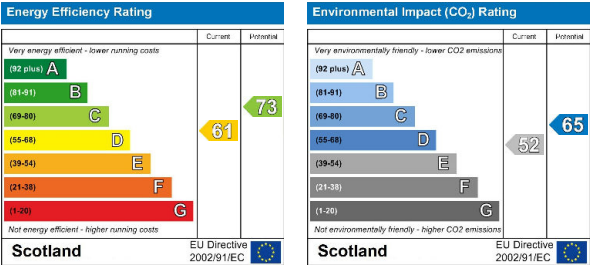
- Four Bedrooms
- Master Ensuite
- Private Garden
- Private Parking
- Double Glazing
- Oil Heating
- Fireplace
- Garage
- Village Location
- Character & Charm

1ST FLOOR

BATHROOM
6'9" x 9'10"
2.06 m x 2.99 m

BEDROOM 3
12'11" x 13'4"
3.93 m x 4.07 m

CONSERVATORY
11'10" x 7'4"
3.61 m x 2.24 m

HALLWAY
7'8" x 15'10"
2.34 m x 4.82 m

BEDROOM 2
12'11" x 8'11"
3.93 m x 2.72 m

BEDROOM 1
13'5" x 13'6"
4.08 m x 4.13 m

BATHROOM
9'11" x 6'11"
3.03 m x 2.10 m

UTILITY ROOM
6'1" x 3'9"
1.84 m x 1.13 m

VESTIBULE
5'7" x 3'6"
1.70 m x 1.07 m

2ND FLOOR

FAMILY ROOM
21'1" x 13'9"
6.43 m x 4.20 m

TOILET
4'10" x 6'0"
1.49 m x 1.84 m

HALLWAY
10'1" x 18'3"
3.07 m x 5.57 m

FP

KITCHEN
12'5" x 16'6"
3.78 m x 5.02 m

DINING
6'8" x 6'3"
2.02 m x 1.91 m

LIVING
14'8" x 9'10"
4.46 m x 2.99 m

Winterwood, 4 Main Street, Abernethy PH2 9JL

GROSS INTERNAL AREA
1ST FLOOR: 946 sq.ft, 87 m²
2ND FLOOR: 888 sq.ft, 82 m²
REDUCED HEADROOM BELOW
2.25 M: 1,834 sq. ft TOTAL: 170 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

Scotland — EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.