

GARDEN

The fully enclosed, gently terraced, garden to the rear of the property is attractively laid out with an area of lawn edged with established borders, paving and gravel incorporating a rotary clothes drier. A fenced off area at the foot of the garden provides screening for the oil tank and bins.



CELLAR

Accessed from the path at the side of the house a part glazed timber door opens to the large cellar beneath the house. This houses the oil fired boiler and provides useful space for log and coal storage. Strip lighting.

EXTRAS

Included in the sale price are fitted carpets and runners, curtains, blinds, cooker, integrated appliances, washing machine and tumble drier.

SERVICES

Electricity, water, telephone and drainage.

DIRECTIONS

Travelling into Abernethy from the Newburgh direction on the A913 at the first roundabout take the second exit onto the Newburgh Road/A913 and at the next roundabout take the first exit onto Main Street, following the road as it loops back. The property is on the right. A For Sale Board will be evident.

ENERGY RATING - E

VIEWING - Contact Messrs Williams Gray Williams, 7 St Catherine Street, Cupar, telephone 01334 656644.

WHILE THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED BY THE SELLING AGENT, NOR DO THEY FORM PART OF ANY OFFER TO SELL

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ENTRANCE PORCH, RECEPTION HALLWAY, LOUNGE, BREAKFASTING KITCHEN, FAMILY BATHROOM, THREE DOUBLE BEDROOMS, UTILITY/WC, CELLAR, ENCLOSED GARDEN. OIL FIRED CENTRAL HEATING. DOUBLE GLAZING THROUGHOUT.

This beautifully presented 'C' listed stone built **DETACHED HOUSE** is situated in the popular rural village of Abernethy. It is formed over three levels and offers well proportioned, modern family accommodation throughout. Ideally located for the commuter the property lies a short distance from Perth and the M90 motorway giving easy access to Dundee, Edinburgh, north Tayside and all the major Fife towns.

The village itself has a recently extended primary school and there is a local convenience store and two village inns all a short distance from the house. A further extensive range of shopping, commercial and recreational facilities are all widely available in Perth.

Viewing is highly recommended to appreciate all that this property has to offer.

Viewing by appointment telephone Cupar 01334 656644

OFFERS OVER £185,000

www.williamsgraywilliams.co.uk

Entry to the property is via stone steps leading to a UPVC partially glazed door with glazed side panel which opens into the front porch.

FRONT PORCH - 2.96m x 1.80m (9'8½" x 5'11")

Double glazed windows overlook the attractive garden and offer views to the village Bowling Green and surrounding countryside. Vinyl flooring, pendant light. A glazed timber door opens to the reception hallway.

RECEPTION HALLWAY

Bright and welcoming L-shaped hallway with doors opening to the breakfasting kitchen, lounge, bedroom one, bathroom and utility room. A panelled door offers access to an under stair storage area housing the control panel for the central heating. An additional small cupboard houses the electricity meter and fuse box. Two pendant lights. Coving to ceiling. Fitted carpet. Radiator. Solid wood floor with carpeted runners.

BREAKFASTING KITCHEN 3.73m x 3.95m (12'3" x 12'11½")

Access to the kitchen is gained via a timber door with glazed insets. The quality fitted kitchen comprises painted base and wall units with natural wood work surfaces and coordinating tiled splashbacks. It incorporates an Indesit range cooker with a double oven, 6 ring hob and extractor hood and is fitted with 1½ stainless steel sink with RH drainer and mixer tap over. There is an integrated fridge and freezer and plumbing for a dish washer. A large double glazed window over looks the garden and Bowling Green beyond. Spot light track and coving to ceiling. Slatted wooden blinds. Radiator. Tiled floor.



LOUNGE 3.98m x 6.27m (13'0½" x 20'7")

A glazed door opens to this generously proportioned and well appointed room. Two large double glazed windows to the front of the house offer ample natural light. The focal point to the room is a cast iron fire with decorative tiled insets and a slate hearth. Cornice and ceiling rose with feature pendant light. Two radiators. Curtains. Fitted carpet.



BEDROOM ONE 3.94m x 3.58m (12.11" x 11'9")

A frosted glass door provides access to this good sized double bedroom, which could also be used as a dining room or playroom. Generous triple fitted wardrobes with a mirrored panel offer useful hanging and shelved storage. A double glazed window to the front of the property lends natural light. Pendant light to ceiling. Curtains. Radiator. Fitted carpet.



UTILITY ROOM/WC 1.60m x 2.93m (5'3" x 9'7½")

Entry is via a solid wood door. The utility room is fitted with a WC, Belfast sink with tiled splashback area, handy storage cupboards and a traditional pulley system for drying clothes. It houses the washing machine and tumble drier. A recessed frosted glass window to the side of the property offers natural light. Pendant light. Radiator. Wood floor.



FAMILY BATHROOM 2.62m x 3.71m (8'7" x 12'2")

This generous sized bathroom is equipped with a four piece suite comprising of W.C, pedestal wash hand basin and feature roll top bath with mixer tap and shower hose attachment. A separate corner shower is fitted with an oversized rose head and inbuilt glass shelving. The floor is tiled and there is partial tiling to walls. A large etched double glazed window with deep sill which overlooks the garden provides ventilation and allows natural light to flood into this room. A chrome wall light is fitted over the sink and there are spotlights to ceiling. Mechanical extractor fan. Towel rail. Slatted wooden blinds.



A carpeted staircase rises from the reception hallway to the first floor landing. A recessed area at the foot of the stairs has been converted to a bookcase.

FIRST FLOOR LANDING

Timber doors open to two further double bedrooms and offer access to two generous eaves storage areas. Velux window to the rear of the property. Pendant light. Carpet.

BEDROOM TWO 3.60m x 3.05m (11'9½" x 10'0")

A light and airy double bedroom with coombed ceiling and double glazed velux window to the garden. A large built in wardrobe with three sliding doors offers generous shelved and hanging storage space. Inspection hatch to eaves. Pendant light. Fitted carpet. Radiator



BEDROOM THREE 3.20m x 3.62m (10'6" x 11'10½")

A further good sized double bedroom with coombed ceiling and useful fitted wardrobes to one wall providing hanging and shelved storage. A double glazed velux window to the rear of the property allows natural light to flood the room. Pendant light. Fitted carpet. Radiator.

