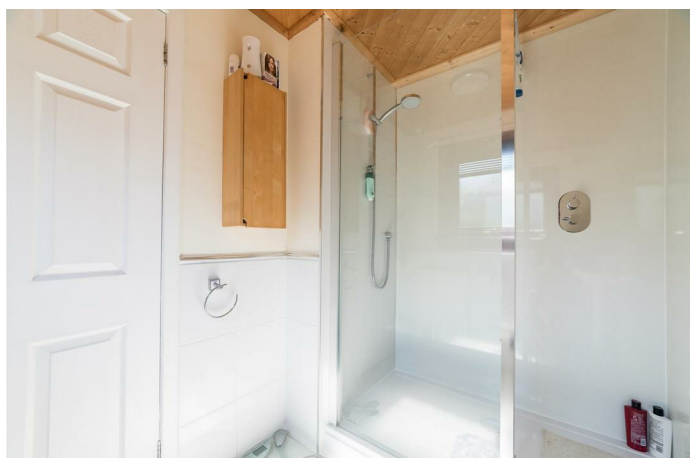


Simple Approach



Estate Agents



**2 Barmore Place, Abernethy
Perthshire PH2 9LB**

Offers over £139,950

Simple Approach are delighted to welcome this very bright and elegant semi-detached bungalow in the gorgeous Village of Abernethy to the Perthshire market. This lovely property comes to the market in move-in condition throughout, comprising; a warm and welcoming lounge with French doors leading out to the front garden, a modern fitted kitchen with access to the rear, two double bedrooms with fitted wardrobes and a stylish shower room with double shower cubicle and white suite. Boasting sought-after features such as beautifully maintained gardens, oil central heating and recently installed UPVC double glazed windows and doors throughout this property lends itself to a wide range of buyers and would be the ideal purchase for any first time buyer, small family or mature buyer looking for modern living across one accessible floor. Set away from the road within the heart of the desirable Village of Abernethy, this bungalow is well-placed for those seeking privacy and the peace and quiet of countryside living, without compromising the benefits of being within close proximity to local amenities.

Lounge

17'10" x 10'11" (5.46m x 3.33m)

Kitchen

7'3" x 11'1" (2.21m x 3.38m)

Bedroom 1

10'7" x 13'7" (3.25m x 4.16m)

Bedroom 2

8'6" x 13'7" (2.60m x 4.16m)

Shower Room

6'1" x 7'10" (1.86m x 2.39m)

External

Externally this property benefits from having front side and

rear gardens, which are fully enclosed for safety and privacy making this ideal for both children and pets. Boasting a mixture of grass and gravel areas with mature trees and shrubs, to the rear there is a with a great patio area perfect for enjoying the summer sun with some outdoor furniture and a beverage.

Location

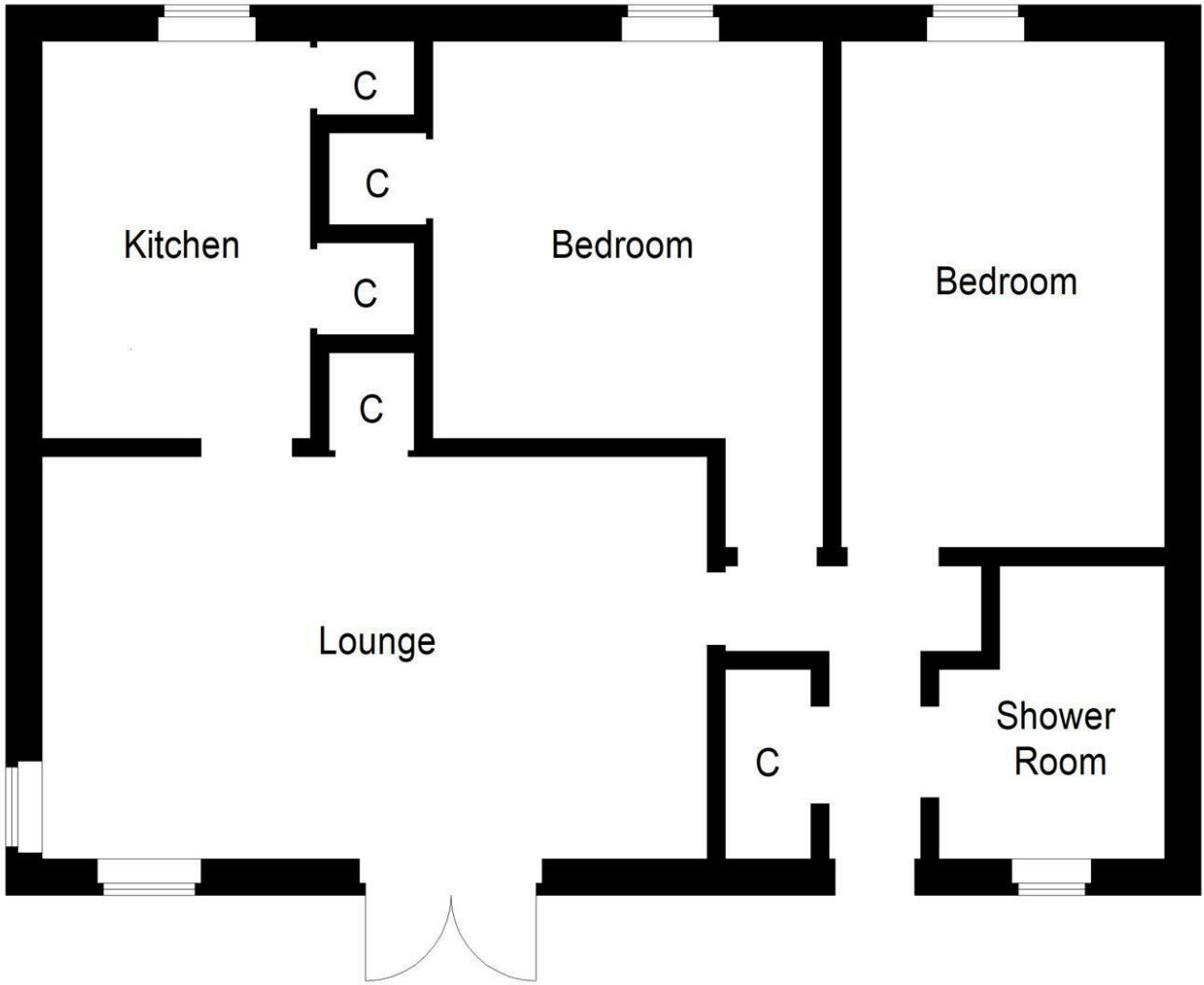
Abernethy is well placed for taking advantage of the main road networks to the larger cities of Perth, Dundee, Stirling, Edinburgh and the Central Belt making this property perfectly situated for the commuter. The Village itself has a reputable Primary School, hairdresser, local shops and a restaurant as well as being within a few minutes drive of both Bridge of Earn and Newburgh for further amenities in either direction.





- Lovely Semi-Detached Bungalow
- Two Double Bedrooms
- Oil Central Heating & UPVC Double Glazing
- Modern Fitted Kitchen & Shower Room
- Well Maintained Gardens to Front & Rear
- Peaceful Village Location South of Perthshire





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC