



Westmount, 7 Main Street

| Abernethy | PH2 9JL

**Thorntons**   
*Let's get a move on!*



Situated within the picturesque village of Abernethy, is this deceptively spacious detached stone house. The property boasts many original features such as high ceilings and original fireplaces whilst offering potential for modernisation into a spacious family home.

The property offers on the ground floor; a bright lounge with window to the front and working fireplace. This leads through to the sizeable kitchen diner with double aspect windows to the front and back. The utility room and back porch with door to outside is located off the kitchen. There is also a generous double bedroom with fireplace and shower cubicle on the ground floor. There is a fitted wardrobe and an en suite W.C with coombed ceiling and window to the rear.



Upstairs there is a large window on the landing with stain glass feature providing ample natural light. The family shower room offers white suite with double shower enclosure and tiled splash back. There are two good sized double bedrooms both with feature ornate fireplaces and original tiled hearth. Both bedrooms also boast beautiful open views. Outside there is a footpath to the front which leads into the front gardens which are mainly laid to gravel and shrubbery. To the rear there is vehicular access with ample parking for several vehicles, large shed and greenhouse. The garden is again mostly laid with chip stone for ease of maintenance. Early viewing recommended.

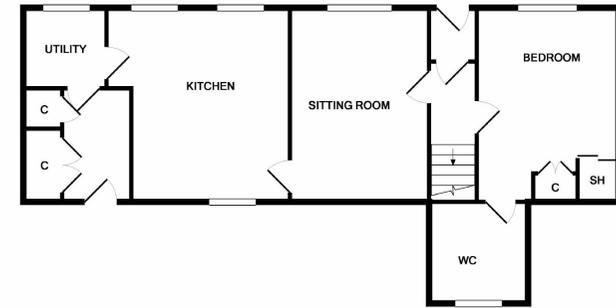
Abernethy offers a good range of everyday amenities including shop and primary schooling whilst Bridge of Earn is only a short drive away with a wider range of amenities and the city of Perth offers excellent shopping and secondary school facilities. Abernethy is also ideally placed for commuting with easy access to the M90.



- Detached Stone House
- Large Kitchen Dining Room
- Bright Lounge
- 3 Double Bedrooms
- Utility & Porch
- Shower Room & En suite W.C
- DG & Oil CH, EPC F
- Gardens & Parking
- Requires Modernisation
- Popular Location



Lounge	10'9 x 16'6 3.28m x 5.03m
Kitchen Diner	16'0 x 14'9 4.88m x 4.50m
Utility Room	7'7 x 6'1 2.31m x 1.85m
Rear Porch	8'5 x 5'3 2.57m x 1.60m
Bedroom 1	10'10 x 11' 3.30m x 3.35m
Ensuite W.C.	8'6 x 7'6 2.59m x 2.29m
Shower Room	10'11 x 5'2 3.33m x 1.57m
Bedroom 2	14'4 x 10'1 4.37m x 3.07m
Bedroom 3	10'1 x 15'8 3.07m x 4.78m



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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