



**Thorntons**   
The right way to move

## 34 Sutherland Crescent,

Abernethy, Perth, PH2 9GA







## Summary

Situated in the popular village of Abernethy, approximately 8 miles from Perth City Centre, we offer for sale this attractive sunny semi-detached villa built by renowned builders, A & J Stephen to their Ben Armine specification, which is sure to appeal to a wide range of buyers, including young families and city professionals. The home consists of three bedrooms (one currently used as a home office), a south-facing living room, a dining kitchen with French doors, and a bathroom with a shower over the bath (plus a WC). Outside, the property offers buyers a paved driveway and an enclosed rear garden with a shed for storage and a drying area. Extras: All fitted floor and window coverings, light fittings, and kitchen appliances are included. The washing machine, tumble dryer, and furniture may be available for separate negotiation.

## Features

- Semi-detached house in Abernethy
- Sought-after village location
- Entrance hall with WC
- Sun-facing living room
- Dining kitchen with under-stair storage
- Landing with storage
- Main double bedroom with mirrored wardrobes
- Second double bedroom
- Versatile single bedroom/office
- Bathroom with overhead shower
- Enclosed rear garden with garden shed
- Private driveway parking
- Hive Heating System and Worcester Bosch external oil combi-boiler
- Oil-fired central heating and double glazing



“A well-presented semi-detached family home in Abernethy, offering three bedrooms, a reception room, a dining kitchen, a bathroom, and a WC.”











“The property comes with a paved driveway and an enclosed rear garden with a drying area, lovely flowers and a shed for storage.”

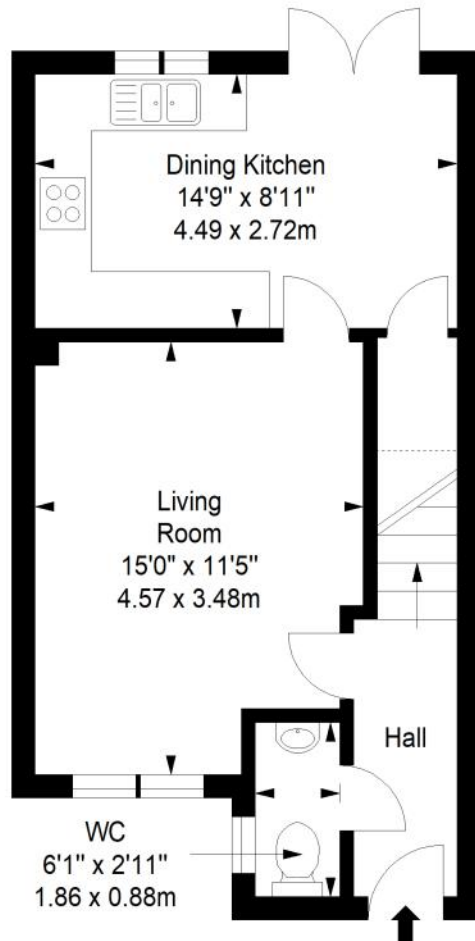




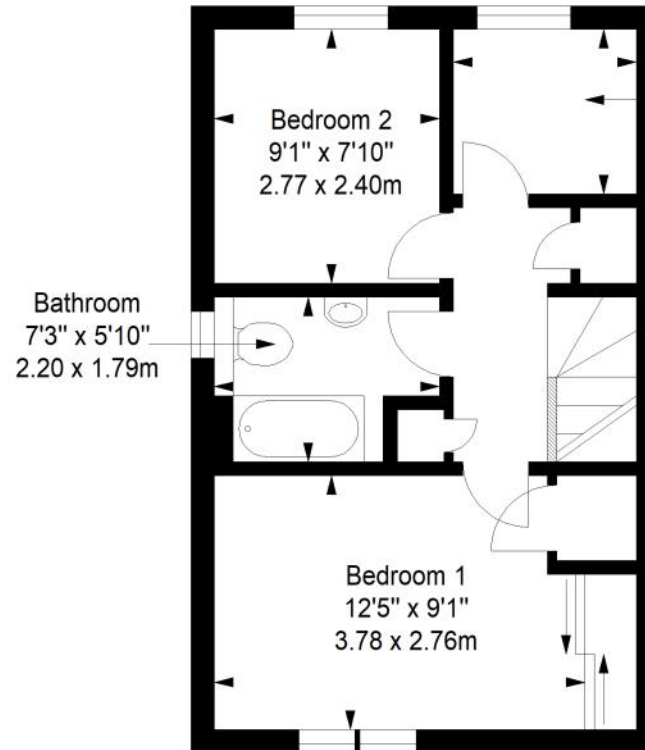


# Floorplan

**Ground Floor**  
Approx. 36.3 sq. metres (390.7 sq. feet)

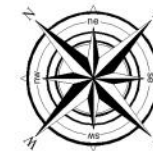
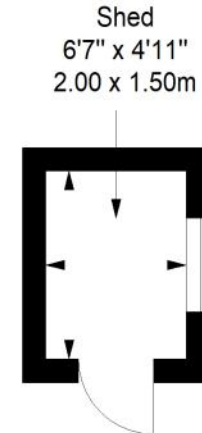


**First Floor**  
Approx. 33.1 sq. metres (356.3 sq. feet)



**Shed**  
Approx. 3.0 sq. metres (32.2 sq. feet)

Office/  
Single  
Bedroom  
6'7" x 5'9"  
2.00 x 1.76m



Total area: approx. 72.4 sq. metres (779.2 sq. feet)



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