

Elmbank, Abernethy, Perthshire PH2 9LJ



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Lovely semi-detached country house recently upgraded to a high standard. Enjoying excellent views over farmland and to the south and north and lovely walks down through Jamesfield Farm to the Rivers Tay and Earn

Abernethy 0.5 miles, Newburgh 3.4 miles, M90 4 miles, Perth 8 miles, Kinross 16 miles, Dundee 22 miles, Dunfermline 28 miles, Edinburgh 42 miles

Accommodation:

4 double bedrooms

1 single bedroom

Two bathrooms

1 en-suite shower room

Lounge

Kitchen/dining room

Utility room

Swiss-style sun room/garden room

Integral garage

Half-acre garden with 3 patio areas

Centrally heated

Double glazed

EPC Rating: Band E

Offers over £290,000 Council Tax Band G

Home Report value £300,000



Description

Elmbank is deceptively spacious inside - a bit like a Tardis!

Ground Floor

Swiss-style sunroom / entrance porch

Partly ornately glazed door, large oak stanchions, horizontal beams and flooring. Lovely views to the south east and west. Slate roof

Front entrance hall (5.1m x1.3m)

L shaped hall to master bedroom, bathroom, lounge & staircase. Oak flooring, cloak hanging area

Lounge (S) 3.6m x 5.1m

Open fireplace with oak mantle shelf and surround and marble hearth for wood burner, ceiling coving. Lovely views to the south

Bedroom 5 (N) 1.8m x 4.1m

Built-in bunk beds. Lovely views.

Dining room/Kitchen (S, N + W) 4.2m x 3.16m, 4.3m x 5.38m

Lovely views to the north out of large [3m x 2m approx] patio doors and to the east out of similar patio doors. Kitchen floor units, porcelain sink, Esse cooker, island unit with electric hob and oven. Space for an American-style freezer. The dining room has an oak floor and the kitchen has a tiled floor. The kitchen is a converted barn with a vaulted ceiling with a sky light giving it an airy feel. A lintel has been added between the rooms. Lovely views to the south and east

Utility room 2.5m x 1.4m

Double porcelain sink, plumbing for washing machine and spin dryer. Tiled floor, lots of shelves, Velux windows

Rear Entrance Hall 4.0mx1.3m

Coat hanging area, access to garage

Double Garage 7m x 5m

With storage attic above, fluorescent light, concrete floor. scope to convert

Bathroom/shower room/WC (W) 4.2m x 2.5m

Bath with shower attachment, walk-in shower cubicle, basin in vanity unit, toilet panelling with dado rail, feature sparkly walls and partly mirror ceiling, partly frosted glazed door, tiled floor

Bedroom 1 (S + N) 3.6m x 5.6m

Large double bedroom, patio doors to tiled terrace, lovely views over the Tay Valley to the north and south, TV point

First Floor

L-shaped landing/hallway/study (S) 4.3m x 4.0m max)

L-shaped desk area, Dormer cathedral window with lovely views

Bedroom 2 (S + N) 3.7m x 5.6m

Patio doors to Juliet balcony with incredible views to the north over the Tay Valley. Dormer window south with lovely views over the fields

En-suite shower (N)

Partly tiled walls, shower cubicle, WC and wash hand basin, tiled floor

Family Bathroom 2.68m x 2.8m

Bath, shower cabinet, WC and wash hand basin, partly tiled walls to dado level, laminate flooring

Bedroom 3 (E + S) 3.3m x 3.8m

Lovely views over the garden to the east and over the driveway and fields through the Dormer window to the south

Bedroom 4 (N) 3.3m x 3.8m

Double bedroom with lovely views to the north

The Garden

There is a lovely garden, with lawns to the east of the property and a mono-tiled driveway to the south of the house and west of the garage. There are paved areas to the north and east of the three patio doors in the house.

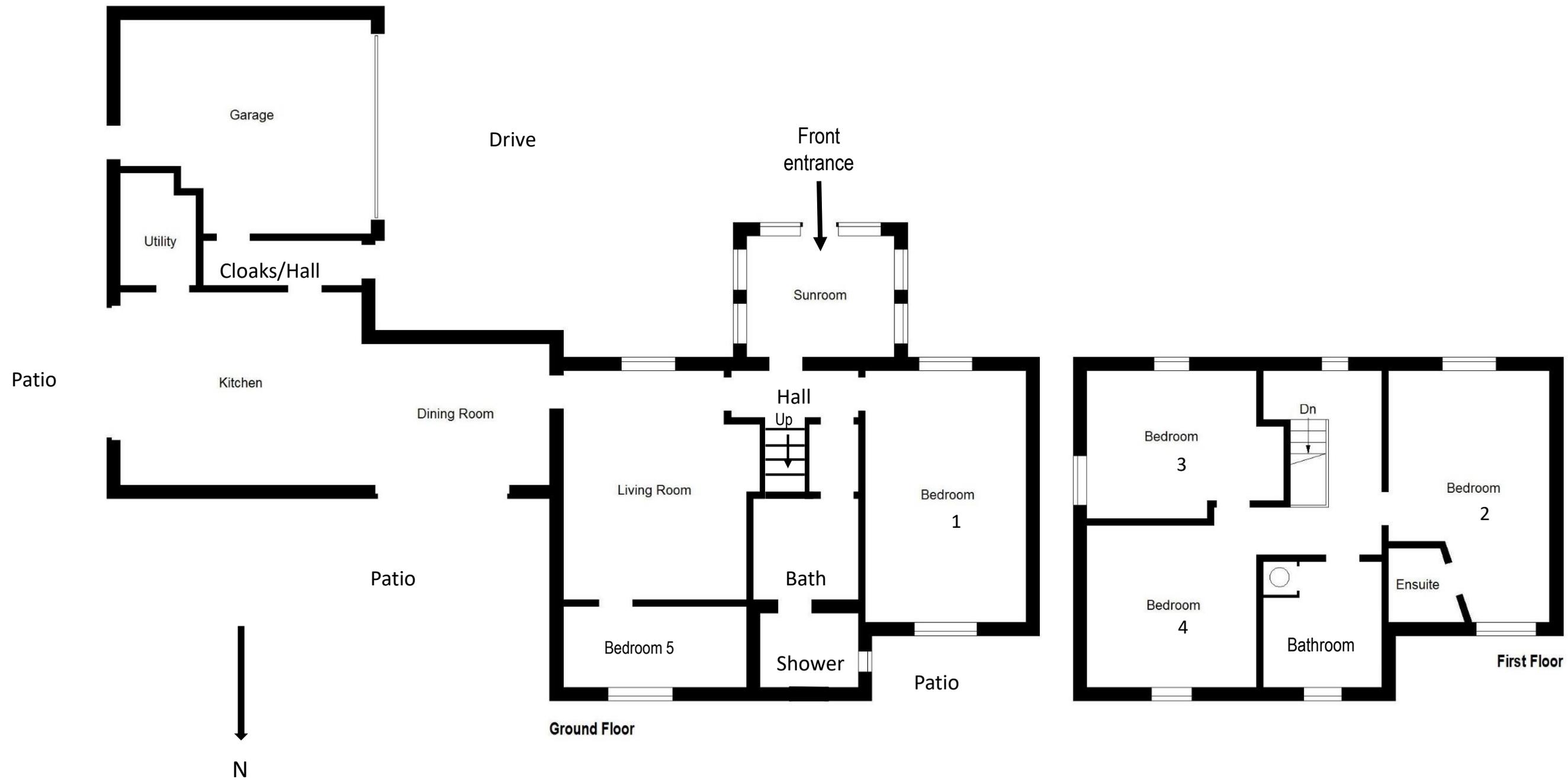


Illustration For Identification Purposes Only. Not To Scale (ID630490 / Ref:73322)



Lounge



Utility Room



Entrance Porch





Dining Room & Kitchen



Bathroom 1 next to Bedroom 1



Kitchen



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Landing & office



Upstairs Bathroom



Bedroom 5



Garden





View to North-west



View to North-east



View to South-east



View to West



View to South



View to South



View to South



View to North



The east garden



Facilities

Jamesfield Restaurant is a few hundred paces away. Abernethy has a primary school, a shop, a restaurant/pub and a garage. Newburgh and Bridge of Earn have more pubs and shops. The City of Perth has excellent shops, social and sporting facilities as well as secondary schools. The property is within commuting distance of Edinburgh with park and ride facilities at Kinross, Halbeath and Ferrytoll just off the M90.



Directions

From Perth head south on the M90 to Bridge of Earn. Exit the M90 at junction 9 Bridge of Earn and turn left towards Glenfarg and Abernethy. After a one mile long straight, turn left and go through Aberargie and Abernethy.

As you head eastwards out of Abernethy Elmbank is the last house on the left before you cross over the railway line.

As you head from Newburgh, pass Jamesfield Nursery on the right. Go over the railway at the lights. Elmbank is the next house on the right.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

