

6 DRUMGATE, ABERNETHY





## An immaculate detached family home on the edge of Abernethy

6 Drumgate, Abernethy, Perthshire. PH2 9SA

**Abernethy Primary School 0.3m**

**Bridge of Earn 4m**

**M90 3m**

**Perth 8m**

**Cupar 14m**

**Glenrothes 15m**

**Dundee 19m**

**St. Andrews 24m**

**Edinburgh 42m**

### GROUND FLOOR

- Entrance vestibule
- Generous hallway
- Cloakroom/WC
- Drawing room/dining room/conservatory
- Family lounge
- Open plan fitted kitchen/breakfast room
- Utility room and double garage

### FIRST FLOOR

- Master bedroom with en suite and dressing room/Bedroom 5
- Further 3 bedrooms, 1 with en suite
- Family bathroom
- Scope to extend above garage to form another bedroom

### GARDEN & OTHER MATTERS

- Landscaped half acre garden
- Cabin enclosing hot tub
- Mono-blocked driveway
- Lovely views
- Council Tax Band G
- Home Report £580,000
- EPC Rating D
- OFFERS OVER £550,000

**Home Report & EPC refer to**

**[www.packdetails.com](http://www.packdetails.com) Ref: HP351590**

**Photos inside front cover:**

**Left top:** Entrance hall

**Bottom left:** Entrance hall

**Photos on next 2 pages:**

Breakfasting end of kitchen

Kitchen end

**Top right:** Family lounge

**Bottom right:** Dining room

**Photo below -** Drawing room with dining room beyond and conservatory on left



McCrae & McCrae Limited, Chartered Surveyors, 27 East Port., Dunfermline, Fife KY12 7JG 01383 722454  
9 Charlotte Street, Perth, 01738 634669, 29 York Place, Edinburgh EH1 3HP











**Photos opposite:**

**Top left:** Bedroom 1

**Top right:** Cloakroom/WC

**Bottom left:** Bedroom en suite

**Bottom right:** Landing

**Top shot:** Views to north west

**Bottom photo:** Bedroom 2 + views

**Viewing and Registering and Interest**

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 27 East Port, Dunfermline, Fife KY12 7JG, Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

**Directions**

Leave the M90 at junction 9 and take the A912 towards Strathmiglo and Glenfarg. After 1 mile, take the first exit at the roundabout onto the A913 towards Abernethy and Newburgh. On approaching the village of Abernethy, after entering the 30mph zone, the access to Drumgate is approximately 400 yards on the right, and number 6 is the last house on the left.

**Situation**

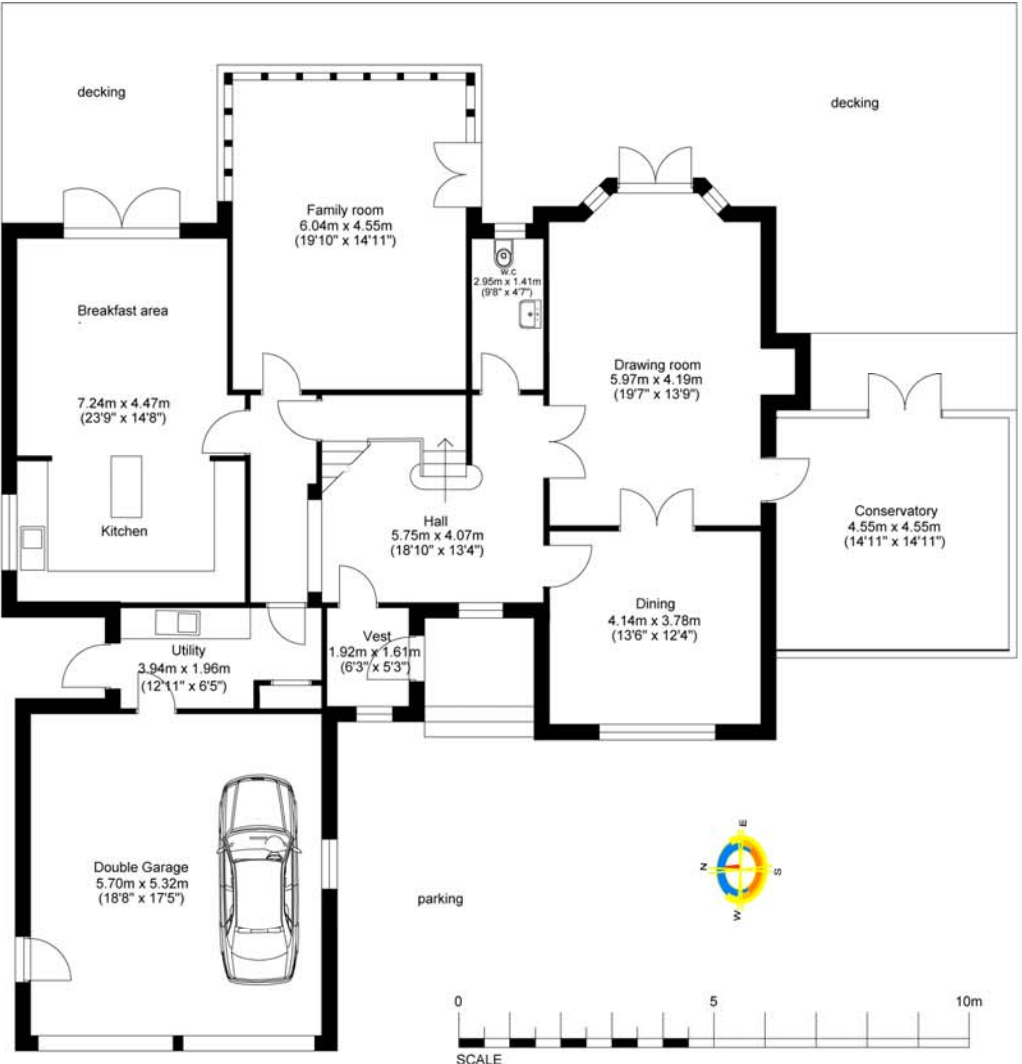
6 Drumgate is situated on the southern edge of Abernethy in an elevated position with lovely southern views over open countryside with no houses and no house development potential to the east and south of it. It is the most southerly house at the end of the cul de sac of 11 houses. The house to the west has no windows overlooking No 6. The house also has wonderful views to the north west and north over the Earn and Tay Valleys.

Abernethy is an attractive and characterful village. It has excellent Primary School with a new extension, a kindergarden, tennis courts, playpark and its own museum. The M90 is 3 miles away with Perth (8m) providing more extensive facilities including excellent sports facilities, a fine theatre, cinema etc and excellent High Schools. There are excellent private schools at Kilgraston (4.5m), Craigclowan (7m), Strathallan (7.3m), Perth High School (8m) and Dundee High School (19m).

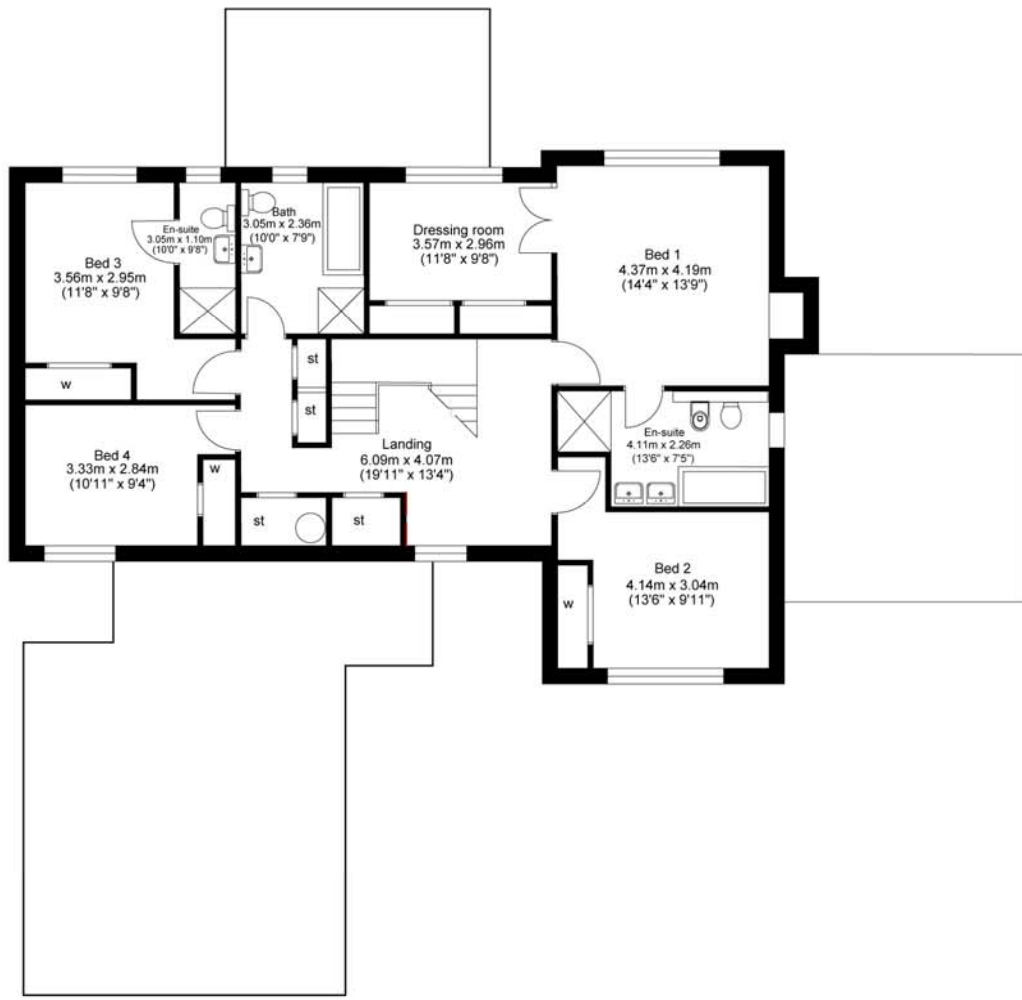








GROUND FLOOR PLAN



FIRST FLOOR PLAN



## DESCRIPTION

The house was built in 2004 by Richmond Homes and is of 'Argyll' design and is set in over half an acre of mature garden from which there are wonderful views.

It has exceptionally high quality fixtures and fittings throughout including American oak doors, staircase and banisters, ornate cornicing, granite worktops, double glazing and 3 sets of French doors. It has mood lighting including downlighting in all public rooms, wall and table lamps can be adjusted by remote control. Other features include an integrated sound system, CAT 5 wiring, dual zone burglar alarm and automated double garage doors.

## Accommodation

The house is entered via a glass panelled timber door. There is a tiled floor with painted wooden venetian blind dressing the double glazed window. Reception/Hallway – An impressive entrance to this immaculate villa with all doors and staircase finished in solid American oak which compliments the attractive oak flooring. The elegant cornicing and feature archway further add to the sense of luxury. Lighting provided by 6 downlights.

The beautifully appointed Drawing room is accessed through partly glazed double oak doors from the hallway. Further double doors provide access to the formal dining room. A bay window with French doors dressed with white painted wooden blinds leading to the decking and glazed oak door to the conservatory. It has a Living Flame gas fire complimented by a limestone fireplace. Lighting includes wall lights and table lamps and downlighters which have mood setting that is adjustable by remote control. Ornate cornicing provides the finishing touches to this elegant room.

The West facing dining room is accessed from both the drawing room and the entrance hall. It has 4' high wall panelling, ornate cornicing, mood lighting from wall and downlights. The windows overlook the garden to the front of the property.

The conservatory is South facing with double doors onto a large decking area with stunning views of the garden. Sun protection is provided by roof and window blinds.

The downstairs cloakroom is beautifully decorated with tiled floor and partly tiled walls, WC & WHB.

The bright family room has 10 windows and French doors overlooking the garden and decking area to the East of the property. Doors & windows are dressed with painted wooden blinds. There is ceiling coving and 8 downlighters with mood setting control, TV master socket distributing both terrestrial and satellite signal throughout the house.

The kitchen/dining area has an attractive maple kitchen with granite worktops and a large island which provides both storage and seating area. The appliances include a large Smeg American fridge/freezer, six burner range cooker with overhead extractor hood, an integrated dish washer and Neff combination oven, tiled flooring throughout leading into the dining area with French doors providing access onto the decking area.



A utility room off the kitchen has a pantry cupboard which provides extra storage, plumbing and electrics for washing machine and tumble dryer, matching wall and floor kitchen units, tiled floor and splashback with access to outside and the integral garage.

The double garage has two automatic doors, burglar alarm sensors and both are remote controlled. The gas boiler is located in the garage which has power, lighting and extensive shelving is provided.

The first floor has a large landing with potential for study area. Excellent storage provided by two full sized cupboards. Ornate cornicing, downlights and chandelier provide finishing touches.

The east facing master bedroom with en-suite has tasteful décor with double half glazed oak doors through to dressing room. The dressing room has double built in wardrobes along one wall with east facing window and spacious dressing area. Décor matched the master bedroom. The en-suite has a large shower, Jacuzzi bath, double WHB

There are a further 3 bedrooms, one with ensuite. All have fitted wardrobes.

The family bathroom comprises large double ended bath, WC, bidet, WHB and Amtico flooring. (See photo below)



## GARDEN

The half acre gardens incorporate formal landscaped planted gardens together with extensive areas of decking with ample seating areas for outdoor entertaining, dining and barbeques. There is a covered cabin enclosing a hot tub.

The easterly garden and the southerly lawn are very private.

The gardens are stocked with a variety of mature and recently planted shrubs and trees. There is outside water power and security lighting. The mature woodland to the east provides shelter and screening. The land falls away to the village owned den to the east and will never be developed.

There is an extensive mono-block driveway large enough to park 5 cars and providing access to the double garage.

## SERVICES

Mains electricity, water drainage and gas, gas fired heating plus gas fires in drawing room and family lounge. Council Tax Band G (£2604 per annum). The loft is also lined and insulated. There is also a smart meter.

## INCLUDED WITH THE SALE:

Carpets, curtains and John Lewis wooden blinds, conservatory blinds, oven with microwave, range cooker, dishwasher, new Neff cooker, hot tub, garden shed and decking.

**Top photo:** East elevation

**Bottom photo:** Decking area and conservatory





### 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.

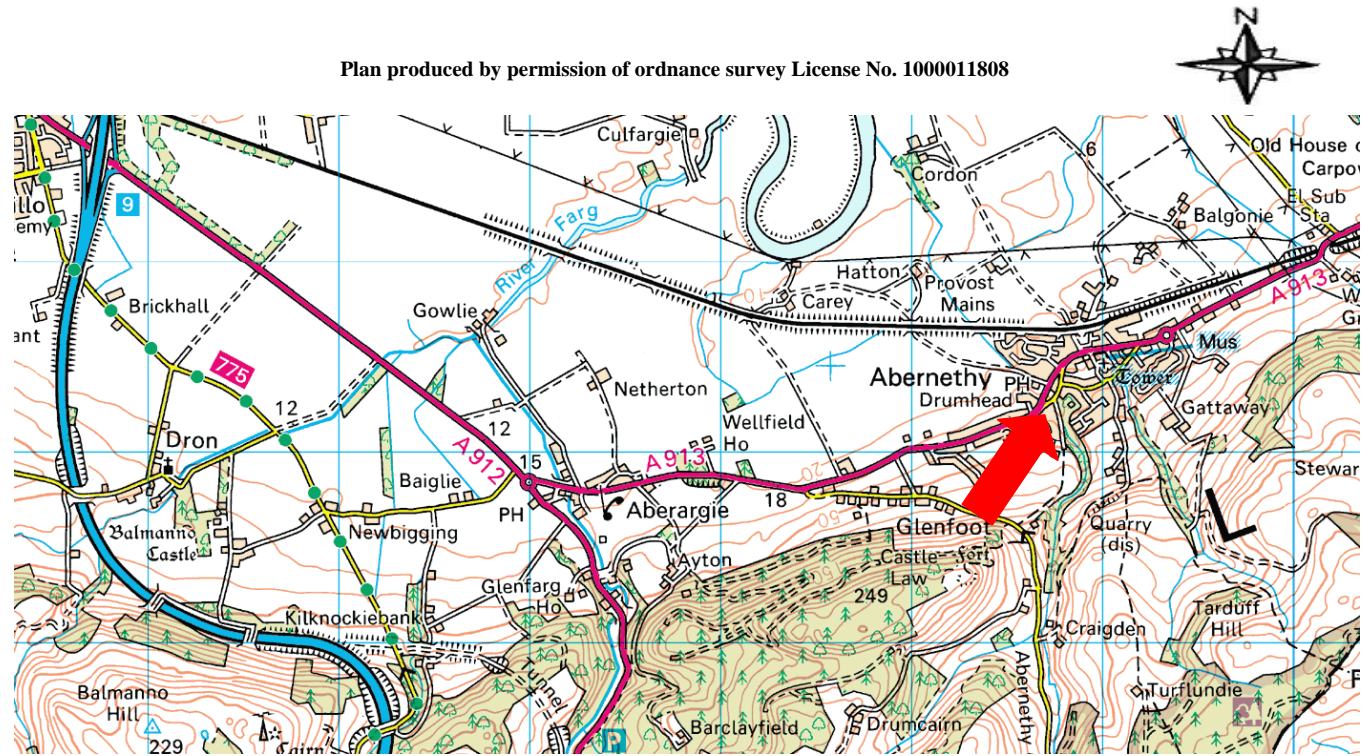
### Property misdescription

These particulars do not constitute any part of an offer or contract. All measurements 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.

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Western elevation



Bedroom 3



Bedroom 1 – Dressing Room/Bedroom 5





