



GILSONGRAY
LAW • PROPERTY • FINANCE

4 ABERNETHY VIEW
St Madoes, Glencarse, Perth, PH2 7UG



Representing an ideal family home, this detached house is situated in St Madoes, tucked within a quiet cul-de-sac in an established modern development. The house comes with three bedrooms, two reception areas, a dining kitchen, and two bathrooms (plus a WC), as well as a generous garden, an attached single garage, and a private driveway.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated hob/oven will be included in the sale.

FEATURES

- Detached house in St Madoes
- Quiet cul-de-sac setting
- Entrance hall with WC
- South-facing living room
- Versatile conservatory
- Modern dining kitchen
- Three double bedrooms
- One en-suite shower room
- Separate bathroom
- Large rear garden
- Attached single garage
- Private driveway
- Gas central heating and double glazing
- EPC rating - C
- Council Tax Band - E







“AN IDEAL FAMILY HOME,
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SITUATED IN ST MADOES,
TUCKED WITHIN A QUIET
CUL-DE-SAC”

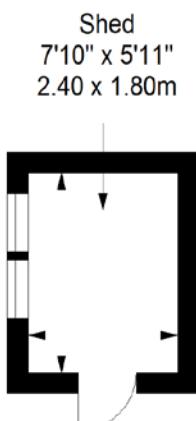




FLOORPLAN

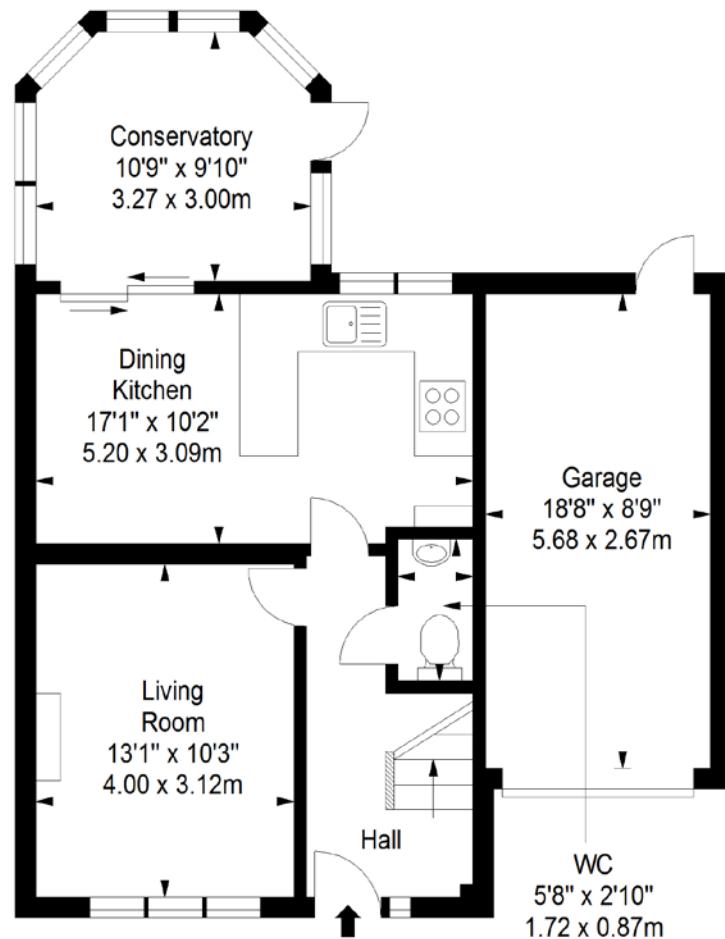
Shed

Approx. 4.3 sq. metres (46.3 sq. feet)



Ground Floor

Approx. 64.1 sq. metres (690.0 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.6 sq. feet)

Bedroom 3
10'1" x 9'8"
3.08 x 2.95m

Bathroom
7'0" x 6'7"
2.13 x 2.00m

Principal Bedroom
10'11" x 9'8"
3.34 x 2.95m

Bedroom 2
17'3" x 8'11"
5.27 x 2.71m

En-suite
6'7" x 4'10"
2.00 x 1.47m

Total area: approx. 119.0 sq. metres (1280.9 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

BORDERS

01890 880 008



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