

The Steadings
Abernyte
Perthshire
PH14 9ST

Plot	Type	Price
1	4 Bed Detached Villa	Fixed Price £295,000
2	4 Bed Detached Villa	SOLD
3	Serviced Plot	Offers Around £110,000
4	4 Bed Detached Villa	Fixed Price £295,000

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Plot 3, The Steadings

Abernyte Development | Abernyte | PH14 9ST



Plot 3, The Steadings

Abernyte Development | Abernyte |

Fixed Price £110,000

There is detailed planning permission in place for a residential dwelling. The foundations have been positioned and no further building is scheduled therefore the site is now being made available for sale as a fully serviced plot, The approved plans are available to view. Plots 1 and 4 are available as built units.

The proposed house is well positioned and set back within this small residential cul de sac. A future family home on this site would enjoy a spacious terraced garden and have straightforward access onto the main road which links to the A9 approximately 2 miles from Abernyte and which links to the cities of Dundee 10 Miles and Perth 13 miles. The hamlet has a primary school on the same side of the road and is within under a minutes walking distance. Viewing is recommended to fully appreciate the site and this popular rural location.



- Select Development
- Cul- de-Sac position
- Rural Location
- Close to local Amenities
- Planning Permission in place

- 2 Reception, 3 Bed, Garage
- Fully Serviced Plot
- Foundations in place
- Planning Documents Available
- Close to Dundee & Perth





East Elevation



West Elevation

PLOT 3 PLAN



Plot 3

Kitchen	3.2m x 3.0m	10'6" x 9'10"
Utility	3.2m x 1.4m	10'6" x 4'7"
Family Room/Dining	3.6m x 3.56m	11'10" x 11'8"
Garden Room		
Lounge	4.2m x 6.0m	13'9" x 19'8"
Cloak Room		
Garage	6.0m x 4.3m	19'8" x 14'1"
Master Bedroom	4.62m x 4.0m	15'2" x 13'1"
Ensuite	1.82m x 1.9m	6'0" x 6'3"
Wardrobe	1.9m x 3.6m	6'3" x 11'10"
Bedroom 2	4.73m x 3.45m	15'6" x 11'4"
Bedroom 3	2.45m x 4.73m	8'0" x 15'6"
Wardrobe		
Bathroom	2.5m x 2.3m	8'2" x 7'7"

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Plot 1 And 4, The Steadings

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Plot 1 And 4, The Steadings

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Description

We have for sale as part of a small exclusive development, two generously proportioned four bedroom detached family villas and a serviced plot with full planning permission and foundations in place. Situated to the north of the A90 Dundee to Perth Dual Carriageway with straightforward access Perth (13 miles) and Dundee (10 miles). Local amenities within the village include a primary school/village hall, gardening and wine clubs, the Scottish Antique and Arts Centre with restaurant and a microbrewery slightly further north but still within easy reach from the dwellings.





Description

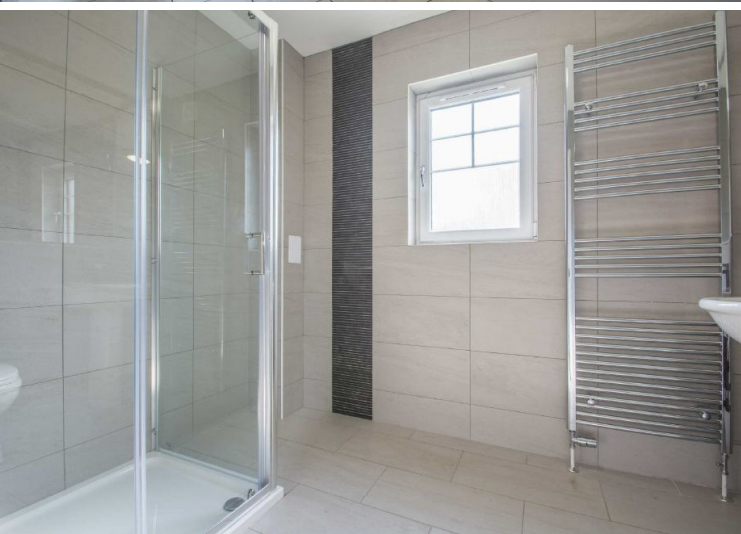
Plot 1 is ready for occupation with fitted floor coverings and Plot 4 has the option for a choice of kitchen up to an agreed budget with the developer. Both have been finished to a high standard. They benefit from quality fitted bathrooms, en-suites facilities and well appointed fitted kitchens with a range of integrated appliances. Both the houses are bright, spacious and feature oil fired central heating, double glazing, en-suite shower rooms, walk-in wardrobes and renewable energy source Solar panels. Located on each of the ground floors there are is Study/bedroom 4, a shower room, a utility room, an open plan kitchen family room and full length lounge with double patio doors. Each property has a garden area private car parking space and a generous sized garage .The houses have open countryside views to the east most aspect. The plans attached are for plot 1 however plot 4 is a mirror image.

Plot 3 has detailed planning permission for a residential dwelling. The foundations have been positioned and no further building is scheduled therefore the site is now being made available for sale as a fully serviced plot, The plans for this are located at the rear of the brochure

The plans, layouts and specifications for the properties which appear in these sales particulars have been provided by the developers and architects for illustrative purposes and they may alter slightly during the construction.



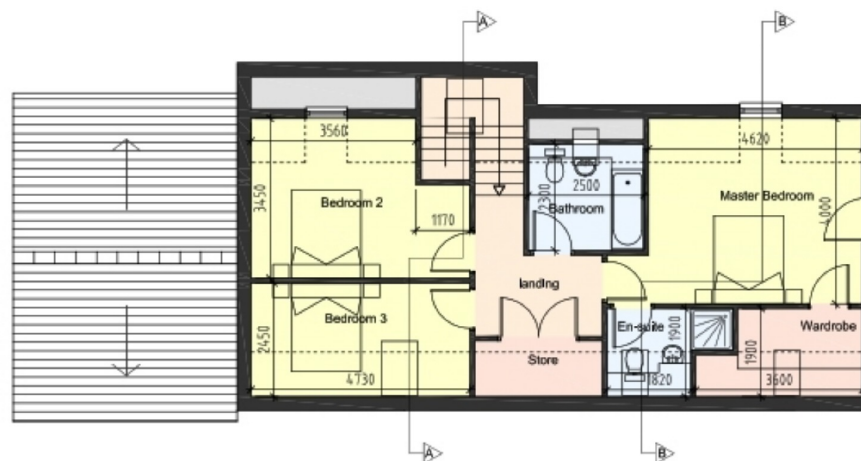






PLOTS 1 & 4

Kitchen	3.2m x 3.0m	10'6" x 9'10"
Family Room/Dining	3.6m x 3.56m	11'10" x 11'8"
Utility	3.2m x 1.4m	10'6" x 4'7"
Lounge	6.0m x 4.2m	19'8" x 13'9"
Study/Bedroom 4	2.9m x 2.7m	9'6" x 8'10"
Shower Room	2.9m x 1.8m	9'6" x 5'11"
Master Bedroom	4.62m x 4.0m	15'2" x 13'1"
Ensuite	1.9m x 1.82m	6'3" x 6'0"
Wardrobe	1.9m x 3.6m	6'3" x 11'10"
Bedroom 2	4.73m x 3.45m	15'6" x 11'4"
Bedroom 3	4.73m x 2.45m	15'6" x 8'0"
Bathroom	2.5m x 2.3m	8'2" x 7'7"
Garage	4.3m x 6.0m	14'1" x 19'8"



Upper Floor Plan



Ground Floor Plan

aspc êspc fifespc pspc tspc spc

