



Morven
Abernyte, Perth, PH14 9ST



Traditional Cat C Listed cottage with lots of potential and beautiful rural outlook

3 Bed 1 Bath 1 Reception

Lindsays are delighted to present Morven, a Cat C Listed traditional cottage set within the charming and sought-after village of Abernyte, offering outstanding potential and a beautiful rural outlook. The property, which would benefit from a degree of modernisation, provides a rare opportunity for buyers wishing to place their own stamp on a well-loved home in a peaceful countryside setting.

On arrival, the property is approached via a generous driveway that provides ample parking for multiple vehicles and includes an accessible ramp leading to the entrance. The porch opens into a welcoming hallway that connects to the main living accommodation. The living room is bright and spacious, enjoying an attractive open view across the Carse of Gowrie, while the adjacent kitchen sits conveniently off the living area. The ground floor also features a large double bedroom offering comfortable proportions, along with a modernised wetroom style shower room. Upstairs, the cottage benefits from two well-sized attic rooms, each offering excellent versatility and suitable for a range of uses.

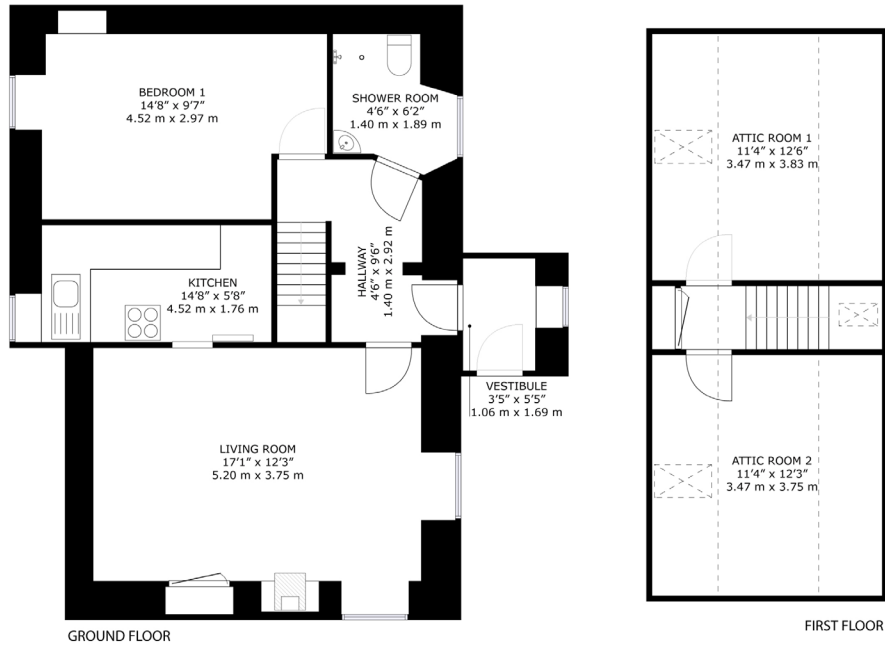
Externally, the property is complemented by useful outbuildings that present a variety of potential uses or possible future development opportunities, subject to the necessary consents. The front garden is laid to lawn and enjoys lovely open views, enhancing the sense of tranquillity. In addition, a larger garden plot is located directly opposite the cottage, providing further outdoor space ideal for gardening, recreation, or future landscaping ideas.

Overall, Morven represents an excellent opportunity to acquire a traditional home in a scenic rural location, with substantial scope to refurbish, enhance and adapt the property to suit individual needs.

Features

- Porch
- Hallway
- Kitchen
- Living Room
- Double Bedroom
- Shower Room
- 2 Attic Rooms
- Driveway
- Outbuildings & Gardens
- EPC Rating - F

Offers Over £160,000



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GROSS INTERNAL AREA
 GROUND FLOOR : 538 sq. ft, 50.0 m², FIRST FLOOR : 296 sq. ft, 27.5 m²
 TOTAL: 834 sq. ft, 77.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Abernyste is a peaceful rural village set within the scenic Carse of Gowrie, offering rolling countryside and a friendly community atmosphere. Located between Dundee and Perth, it benefits from convenient transport links while retaining its tranquil character. Local features include a primary school, community groups and the nearby Scottish Antique & Arts Centre, with the Sidlaw Hills providing excellent outdoor recreation opportunities.

FOR VIEWING:

By appointment only

Contact Lindsays on:

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property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.