

Simple Approach



Estate Agents



14 Main Street, Perth
PH2 9JH

Offers over £187,950

This charming detached two-storey house on Main Street, Abernethy offers a perfect blend of modern comfort and traditional appeal. Immaculately presented throughout, the home features a bright and spacious lounge with ample room for a dining table, creating an inviting space for both relaxing and entertaining. The modern fitted kitchen is thoughtfully designed with contemporary finishes and practical storage, making it an ideal hub for daily living. Upstairs, the property boasts two generous double bedrooms, each filled with natural light, along with a stylish, well-appointed bathroom.

Additional benefits include electric heating, double glazing, and convenient on-street parking. To the rear, a private garden provides a peaceful outdoor retreat, perfect for enjoying the warmer months. Situated in the heart of Abernethy, the property offers a welcoming village atmosphere while remaining within easy reach of Perth and surrounding areas. This is an excellent opportunity for first-time buyers, small families, or those seeking a comfortable home in a desirable location. Viewing is essential to appreciate all that Main Street, Abernethy has to offer.

Lounge

10'10" x 19'3" (3.31 x 5.87)

Kitchen

7'8" x 9'1" (2.34 x 2.77)

Bedroom One

15'5" x 9'8" (4.70 x 2.96)

Bedroom Two

9'4" x 11'11" (2.87 x 3.64)

Family Bathroom

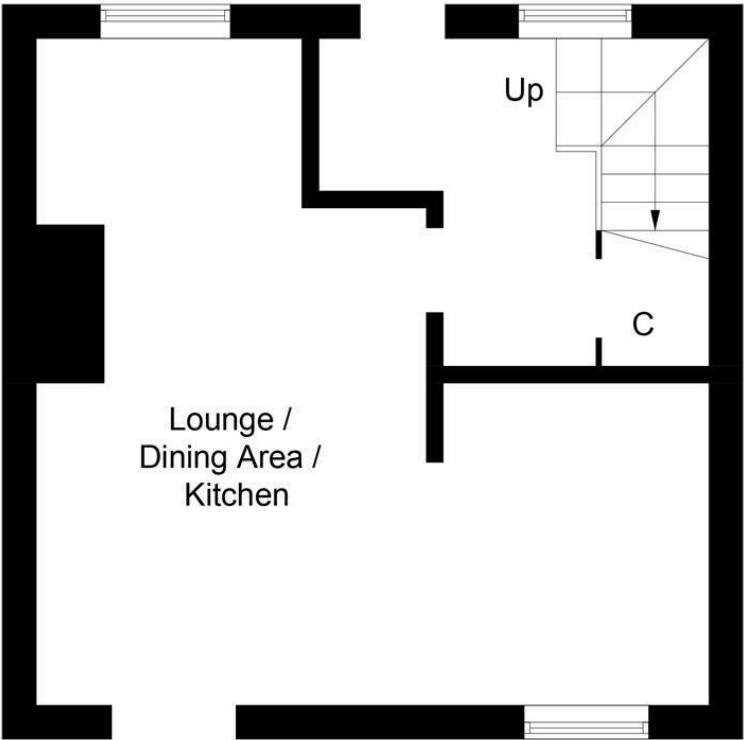
5'6" x 6'7" (1.69 x 2.02)



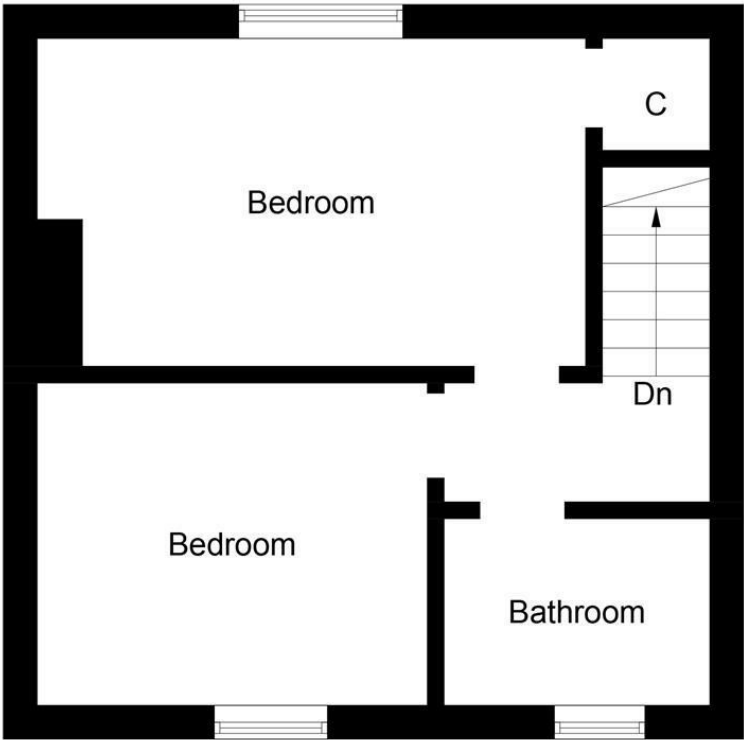


- Detached Two Storey House
- Two Generous Bedrooms
- Bright & Spacious Lounge
- Very Well Presented Throughout
- Stylish Fitted Kitchen
- Private Rear Garden
- Highly Sought After Location
- Modern Bathroom
- On Street Parking

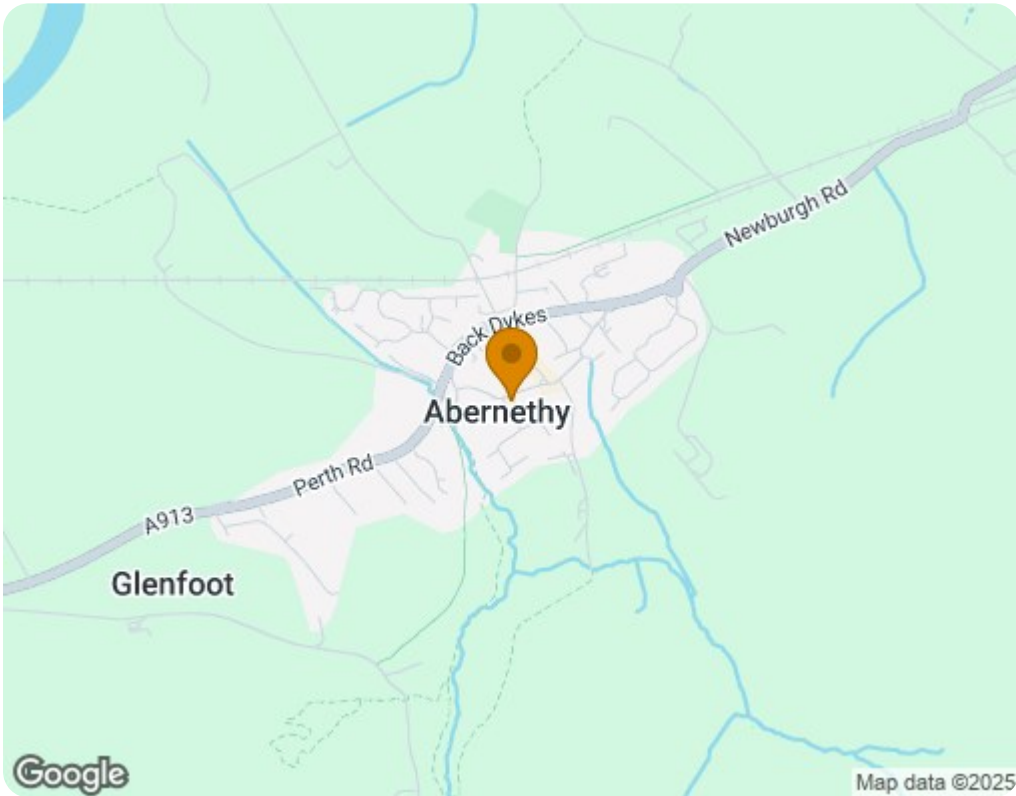




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		