



## 2 Strathearn Cottages Back Dykes, Perth, PH2 9JY

Offers Over £99,950



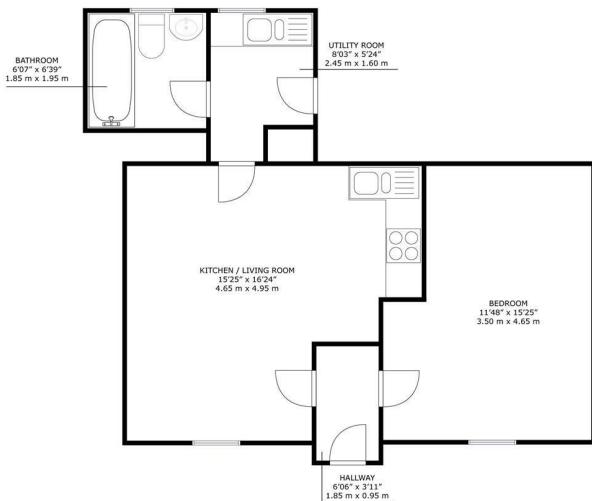
Abernethy boasts a welcoming community and a selection of local amenities, including a convenience store for everyday needs. For a wider range of shops and services, the nearby towns of Newburgh and Bridge of Earn are just a short drive away. The vibrant City of Perth is also within easy reach, offering excellent transport links and a wealth of additional facilities.

Set across a single level, the accommodation comprises: a welcoming entrance hall, bright open-plan lounge and kitchen, a separate utility room, generous double bedroom, and a well-appointed bathroom.

Outside, the property benefits from garden grounds to both the front and rear. The large rear garden is ideal for outdoor relaxation and entertaining during the warmer months.

The property also benefits from electric heating and double glazing throughout.

- 1 Bedroom
- Close To All Local Amenities
- Double Glazing
- Garden
- Sought After Location
- Village Location



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GROSS INTERNAL AREA  
TOTAL: 458 sq.ft, 42.6 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(F2 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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