



**Premier
Properties**
Perth



10 Main Street, Perth, PH2 9JL

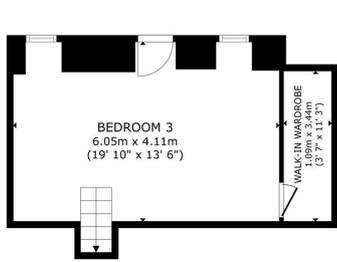
Offers Over £219,950

 **3**  **1**  **2**  **G**

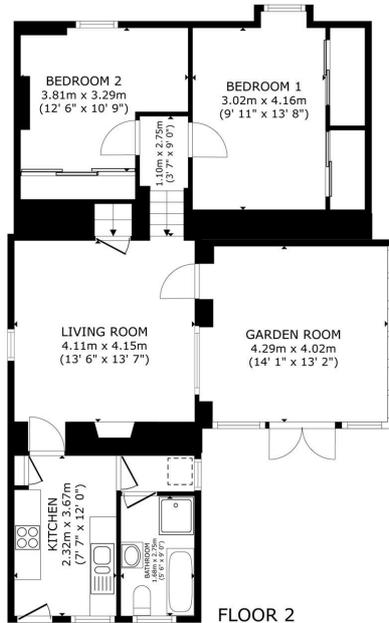
Set over three levels, this well-proportioned home offers versatile living accommodation throughout. The 1st floor comprises bedroom three with a walk in wardrobe or could be utilised as a living room. The 2nd floor comprises a kitchen, a bright and spacious living room, and a welcoming garden room providing direct access to the outdoor space along with a family bathroom. On the 3rd floor, you'll find two comfortable bedrooms, both benefiting from built-in storage.

Externally, the property occupies a generous plot, predominantly laid to lawn and offering excellent outdoor space for relaxation or entertaining.

- Charming three-bedroom villa
- Bright, spacious living room
- Sought-after Abernethy location
- Fantastic sized plot
- Unique property
- Perfect family home



FLOOR 1



FLOOR 2

10, Main Street Abernethy, Perth, PH2 9JL

GROSS INTERNAL AREA
FLOOR 1 29.4 m² (317 sq.ft.), FLOOR 2 86.3 m² (929 sq.ft.)
TOTAL: 115.7 m² (1,246 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	<div style="text-align: center;"> <p>30</p> </div>
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	<div style="text-align: center;"> <p>51</p> </div>
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.