



**Premier  
Properties**  
Perth



## 1 The Glebe, Perth, PH2 9GF Offers Over £319,950

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The home is entered via a welcoming hallway that leads into a generously proportioned lounge, perfect for relaxing or entertaining. From here, you'll find a fully fitted kitchen that flows seamlessly into the dining area, with patio doors opening out to the rear garden—ideal for indoor-outdoor living. The ground floor also features a convenient WC and a converted garage, currently used as an additional kitchen offering flexible living space, however, this can easily be adapted back to a garage as the original door still exists or alternatively, as a snug.

Upstairs, the expansive principal bedroom boasts its own en suite shower room, while three further well-sized bedrooms all include fitted wardrobes. A modern family bathroom completes the upper level.

Externally, the property offers a monoblocked driveway providing ample off-street parking and a front garden laid mainly to lawn. To the rear, a fully enclosed and well-maintained garden provides a private outdoor retreat, complete with a charming garden room—perfect for enjoying the warmer months.

Viewing is essential to fully appreciate what this lovely family home has to offer.

**Location:** Close to all amenities including local shop and primary school. The nearby town of Newburgh offers a larger variety of local shops & facilities as does the village of Bridge of Earn which can be found within a short drive. The City of Perth is only a short drive away, and the property is ideally located for access to all major transport networks.

- Country Views
- Double Glazing
- Driveway
- Bedroom 1 ensuite
- Popular Area
- Village Location

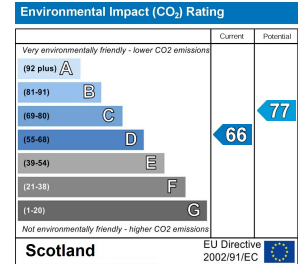
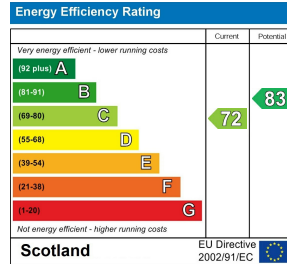






1 The Glebe, Abernethy, PH2 9GF

TOTAL: 152 m<sup>2</sup>  
FLOOR 1: 79 m<sup>2</sup>, FLOOR 2: 73 m<sup>2</sup>  
Measurements Deemed Highly Reliable But Not Guaranteed.



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