



**Premier
Properties**
Perth



Croft House 37 Main Street, Perth, PH2 9JH Offers Over £295,000



Set across two levels, this impressive property offers a spacious and thoughtfully designed layout, perfectly suited to modern family living while retaining an abundance of charming period features throughout. It has been fully renovated and modernised throughout by the current owners.

Upon entering, you are welcomed by a bright and inviting entrance hall flooded with natural light from a stunning stained-glass window. The generous lounge provides an excellent space for both relaxing and entertaining, with a feature log burner creating a warm and cosy atmosphere during the colder months. This leads seamlessly into the recently modernised dining kitchen, which offers ample storage and worktop space, making everyday cooking both practical and enjoyable. An under stairs cupboard houses a chest freezer and further pantry storage.

The ground floor further benefits from a spacious double bedroom and a contemporary family shower room, providing flexible accommodation and the option for convenient single-level living.

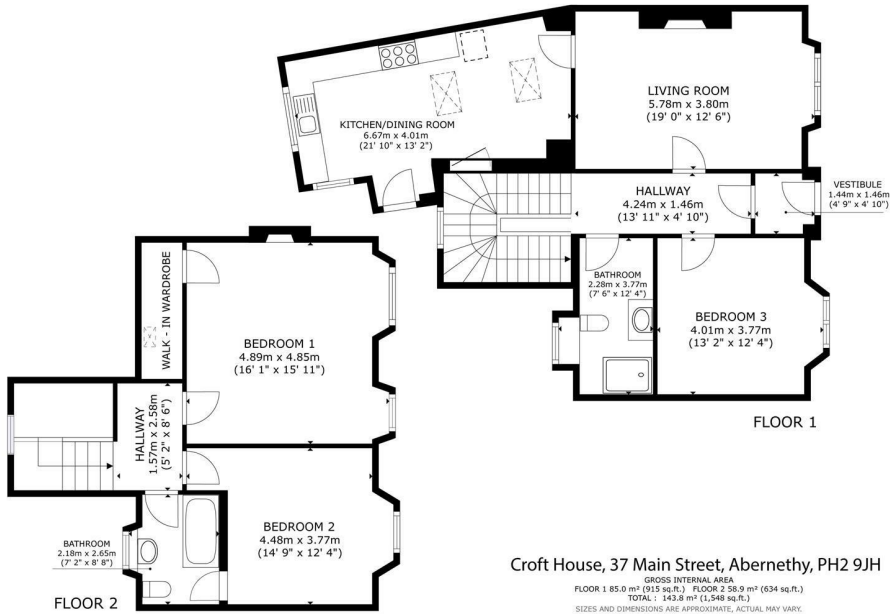
Upstairs, there is a well proportioned master bedroom, with a walk-in wardrobe and feature fireplace. There is also a third generous double bedroom, ideal for larger families or those requiring additional space, along with a well-appointed family bathroom.

Externally, the property enjoys a large private rear garden. The top half features a large lawn with mature flower borders and a raised barked patio, perfect for play equipment. A paved patio with built in barbeque and herb garden. It offers the perfect setting for relaxing, entertaining and enjoying the warmer months. The lower half of the garden features raised beds, fruit trees, a polytunnel, greenhouse and shed providing excellent outside storage and space to grow your own fruit and vegetables. On-street parking is available to the front of the property.

Situated in the historic village of Abernethy, renowned for its rich heritage and strong sense of community, this wonderful home is ideally placed to enjoy a range of local amenities, including shops, parks and everyday conveniences. The surrounding countryside provides beautiful scenery and excellent opportunities for outdoor pursuits, while excellent road links offer easy access to nearby towns and cities, making it an ideal location for commuters.

- 3 spacious bedrooms
- Stunning period features
- Sought after location
- Perfect family home
- Fantastic sized garden
- Tastefully decorated throughout
- Modern kitchen/diner





Croft House, 37 Main Street, Abernethy, PH2 9JH

GROSS INTERNAL AREA
 FLOOR 1: 85.0 m² (915 sq.ft.) FLOOR 2: 38.9 m² (634 sq.ft.)
 TOTAL: 143.8 m² (1,549 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (38-54) E | 49 | 70 | (38-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| Scotland | EU Directive 2002/91/EC | | Scotland |
| | | | EU Directive 2002/91/EC |



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