



**Premier  
Properties**  
Perth



**40 Main Street, Perth, PH2 9JH**

**Offers Over £199,995**



The accommodation is set over two levels and comprises, welcoming entrance hall, spacious living room, modern kitchen/diner, 3 fantastic sized bedrooms and a family bathroom.

Externally the property benefits from sizeable garden grounds which are mainly laid to lawn. Parking is available on street.

Abernethy itself is a quaint village with a rich history, offering a friendly atmosphere and local amenities that cater to everyday needs. With excellent transport links to nearby towns and cities, this location is perfect for those who wish to enjoy a peaceful lifestyle while remaining connected to urban conveniences.

- 3 spacious bedrooms
- 1 modern bathroom
- Cosy reception room
- Charming house
- Close to local amenities
- Easy access to transport links
- Ideal for families
- Viewing recommended
- Perfect for first-time buyers







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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	

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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.