



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 | | 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 | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| Scotland | EU Directive 2002/91/EC | | |



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