



## 81 Main Street, Perth, PH2 9LA

Offers Over £279,995



Upon entering, you are welcomed by a bright hallway that leads to a spacious open plan lounge, kitchen, and dining area. The high-spec kitchen boasts an impressive array of units, integrated appliances, and ample workspace, making it a delightful space for culinary enthusiasts and family gatherings alike. The family bathroom is thoughtfully designed, ensuring that all your needs are met.

The property is set on a generous plot, featuring a south-west facing rear garden that is predominantly laid to lawn. This outdoor space is complemented by a patio area and a raised planting bed, creating a serene and private environment perfect for relaxation or entertaining guests. Additionally, off-street parking is conveniently located to the side of the property, enhancing the practicality of this lovely home.

This delightful cottage not only offers modern living in a picturesque setting but also embodies the essence of village life, making it an ideal choice for families, professionals, or those seeking a peaceful retreat.

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 bedrooms, 1 en-suite
- Spacious open-plan living
- High-spec kitchen units
- Integrated kitchen appliances
- South west-facing garden
- Private patio with planting
- Off-street parking available
- Detached cottage style
- Located in Abernethy village
- Viewing highly recommended



Premier Properties Perth

81 MAIN STREET, ABERNETHY, PH2 9LA

TOTAL: 1150 sq ft, 107 m<sup>2</sup>  
Ground floor: 1150 sq ft, 107 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 97 sq ft, 9 m<sup>2</sup>

Measurements Unchecked Using Ruler But Not Laser/Level



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(F2 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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(F2 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 <sub>2</sub> emissions	
Scotland EU Directive 2002/91/EC	



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