



**Premier  
Properties**  
Perth



## 81 Main Street, Perth, PH2 9LA

### Offers Over £279,995

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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.

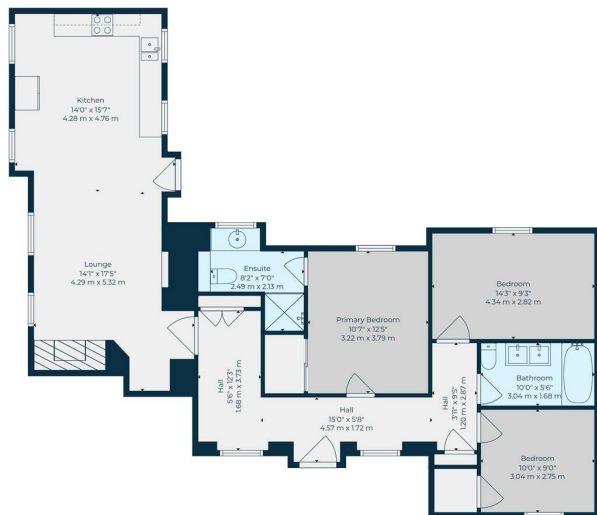
The property is set on a generous plot, featuring a south-west facing rear garden that is predominantly laid to lawn. This outdoor space is complemented by a patio area and a raised planting bed, creating a serene and private environment perfect for relaxation or entertaining guests. Additionally, off-street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





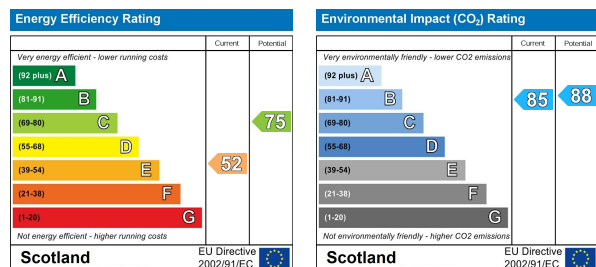
81 MAIN STREET, ABERNETHY, PH2 9LA

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 Deemed Highly Reliable But Not Guaranteed



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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