



**Premier
Properties**
Perth



Alma Cottage Back Dykes, Abernethy, PH2 9JU

Offers Over £170,000



Situated in the sought after village of Abernethy, this 2 bedroom detached bungalow is sure to be popular.

Location

Located in the village of Abernethy, close to all amenities including local shop, village Inn and restaurant, café and primary school. Only a short drive from Bridge of Earn and ten minutes from the City of Perth. This property also benefits from being just a couple of minutes from all major transport links to Dundee, Glasgow, Edinburgh and the North.

Accommodation

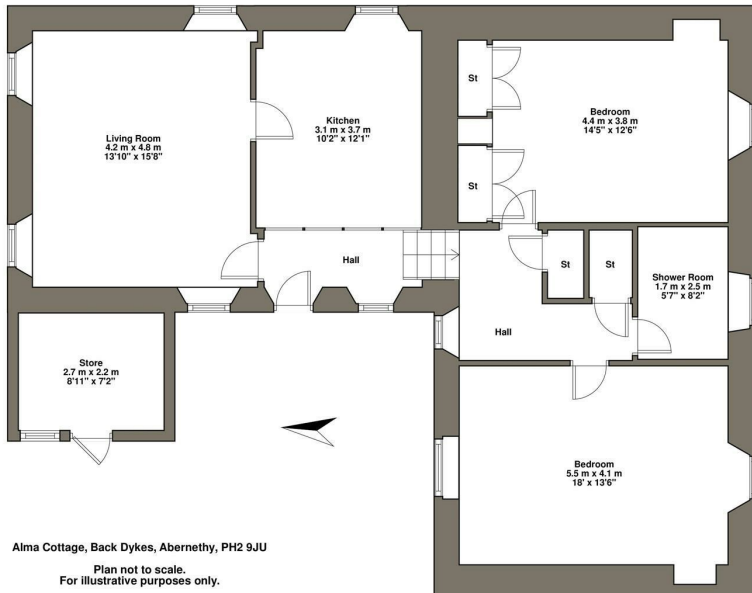
The property is in need of some upgrading but once done would make a fantastic family home. Located on one level the property would suit a wide range of buyers from first time buyers to those looking to retire.

The accommodation is as follows: a welcoming split level hall, spacious lounge, fully fitted kitchen, two double bedrooms and shower room with three piece suite. The property offers lots of character and charm with wooden beams in the lounge and kitchen, traditional fireplace, high skirtings and coving. Warmth is offered through electric storage heaters and the windows are double glazed throughout. The property benefits from a full height attic which could be utilised as extra living accommodation with the necessary consents in place.

To the front of the property there is on street parking. To the rear there is a fully enclosed garden which is mainly laid to lawn with a patio area ideal for alfresco dining and relaxing. Shrubs and bushes create privacy and seclusion and there is a wooden shed included in the sale.

- Popular Village Location
- Electric Heating
- Double Glazing
- Character and Charm
- On Street Parking
- Private Rear Garden
- Full Height Attic For Conversion
- Close To Schooling





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		27	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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