



**Premier
Properties**
Perth



1 The Glebe, Perth, PH2 9GF Offers Over £319,950

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The home is entered via a welcoming hallway that leads into a generously proportioned lounge, perfect for relaxing or entertaining. From here, you'll find a fully fitted kitchen that flows seamlessly into the dining area, with patio doors opening out to the rear garden—ideal for indoor-outdoor living. The ground floor also features a convenient WC and a converted garage, currently used as an additional kitchen offering flexible living space, however, this can easily be adapted back to a garage as the original door still exists or alternatively, as a snug.

Upstairs, the expansive principal bedroom boasts its own en suite shower room, while three further well-sized bedrooms all include fitted wardrobes. A modern family bathroom completes the upper level.

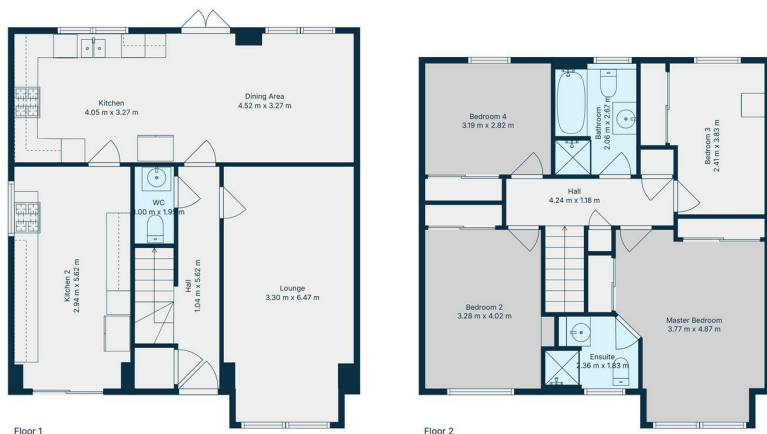
Externally, the property offers a monoblocked driveway providing ample off-street parking and a front garden laid mainly to lawn. To the rear, a fully enclosed and well-maintained garden provides a private outdoor retreat, complete with a charming garden room—perfect for enjoying the warmer months.

Viewing is essential to fully appreciate what this lovely family home has to offer.

Location: Close to all amenities including local shop and primary school. The nearby town of Newburgh offers a larger variety of local shops & facilities as does the village of Bridge of Earn which can be found within a short drive. The City of Perth is only a short drive away, and the property is ideally located for access to all major transport networks.

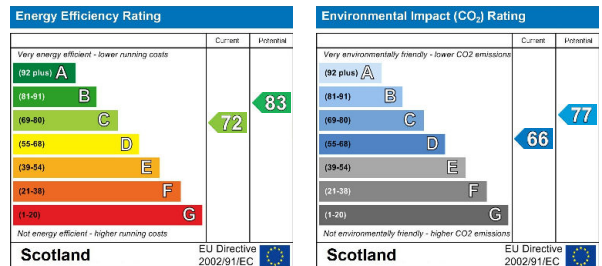
- Country Views
- Double Glazing
- Driveway
- Bedroom 1 ensuite
- Popular Area
- Village Location





1 The Glebe, Abernethy, PH2 9GF

TOTAL: 152 m²
FLOOR 1: 79 m², FLOOR 2: 73 m²
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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