



**Premier
Properties**
Perth



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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	46	59	74
Scotland	EU Directive 2002/91/EC		Scotland



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