



**Premier
Properties**
Perth



10 Main Street, Perth, PH2 9JL

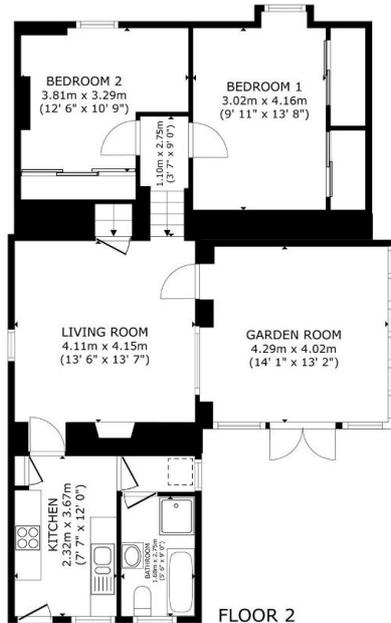
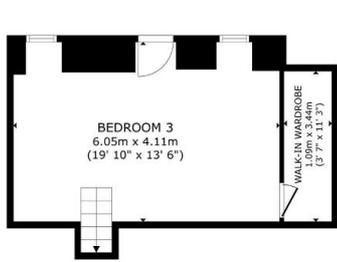
Offers Over £230,000

 **3**  **1**  **2**  **G**

Set over three levels, this well-proportioned home offers versatile living accommodation throughout. The 1st floor comprises bedroom three with a walk in wardrobe or could be utilised as a living room. The 2nd floor comprises a kitchen, a bright and spacious living room, and a welcoming garden room providing direct access to the outdoor space along with a family bathroom. On the 3rd floor, you'll find two comfortable bedrooms, both benefiting from built-in storage.

Externally, the property occupies a generous plot, predominantly laid to lawn and offering excellent outdoor space for relaxation or entertaining.

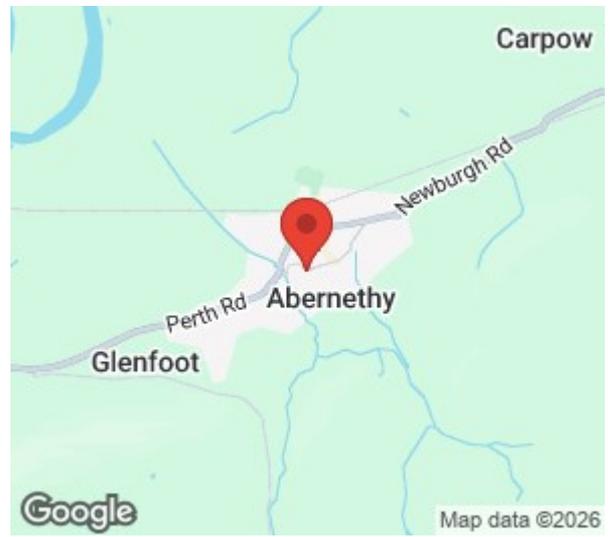
- Charming three-bedroom villa
- Bright, spacious living room
- Sought-after Abernethy location
- Fantastic sized plot
- Unique property
- Perfect family home



10, Main Street Abernethy, Perth, PH2 9JL

GROSS INTERNAL AREA
 FLOOR 1 29.4 m² (317 sq.ft.) FLOOR 2 86.3 m² (929 sq.ft.)
 TOTAL = 115.7 m² (1,246 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	9
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	35
Not environmentally friendly - higher CO ₂ emissions	

Scotland EU Directive 2002/91/EC

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