



**Premier  
Properties**  
Perth



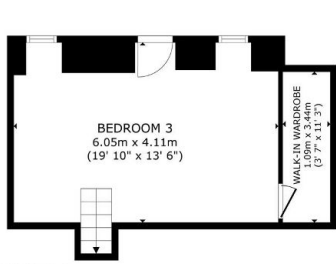
## 10 Main Street, Perth, PH2 9JL Offers Over £219,950

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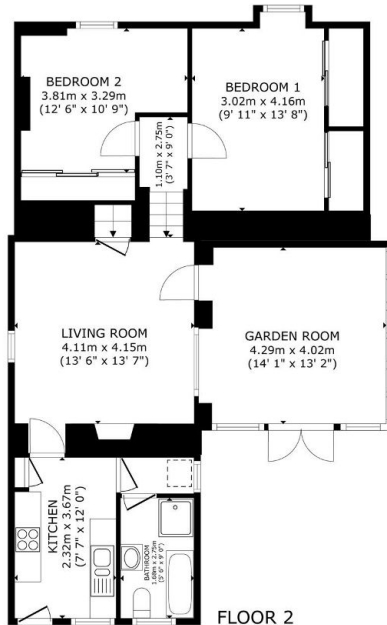
Set over three levels, this well-proportioned home offers versatile living accommodation throughout. The 1st floor comprises bedroom three with a walk in wardrobe or could be utilised as a living room. The 2nd floor comprises a kitchen, a bright and spacious living room, and a welcoming garden room providing 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



FLOOR 1



FLOOR 2

10, Main Street Abernethy, Perth, PH2 9JL

GROSS INTERNAL AREA  
 FLOOR 1 29.4 m<sup>2</sup> (317 sq.ft.) FLOOR 2 86.3 m<sup>2</sup> (929 sq.ft.)  
 TOTAL 115.7 m<sup>2</sup> (1,246 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
	30
	9

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions A (82 plus)	
B (61-81)	
C (49-60)	
D (35-48)	
E (21-34)	
F (13-20)	
G (1-12)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
	51
	35

Scotland EU Directive 2002/91/EC

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