



81 Main Street, Perth, PH2 9LA

Offers Over £279,995



Upon entering, you are welcomed by a bright hallway that leads to a spacious open plan lounge, kitchen, and dining area. The high-spec kitchen boasts an impressive array of units, integrated appliances, and ample workspace, making it a delightful space for culinary enthusiasts and family gatherings alike. The family bathroom is thoughtfully designed, ensuring that all your needs are met.

The property is set on a generous plot, featuring a south-west facing rear garden that is predominantly laid to lawn. This outdoor space is complemented by a patio area and a raised planting bed, creating a serene and private environment perfect for relaxation or entertaining guests. Additionally, off-street parking is conveniently located to the side of the property, enhancing the practicality of this lovely home.

This delightful cottage not only offers modern living in a picturesque setting but also embodies the essence of village life, making it an ideal choice for families, professionals, or those seeking a peaceful retreat.

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 bedrooms, 1 en-suite
- Spacious open-plan living
- High-spec kitchen units
- Integrated kitchen appliances
- South west-facing garden
- Private patio with planting
- Off-street parking available
- Detached cottage style
- Located in Abernethy village
- Viewing highly recommended



Premier Properties Perth

81 MAIN STREET, ABERNETHY, PH2 9LA

TOTAL 1150 sq ft, 107 m²
Ground floor: 1150 sq ft, 107 m²
EXCLUDED AREAS: WALLS: 97 sq ft, 9 m²

Measurements Unchecked Using Ruler But Not Laser/Level



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



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