



**Premier  
Properties**  
Perth



## 12 The Glebe, Perth, PH2 9GF Offers Over £299,995

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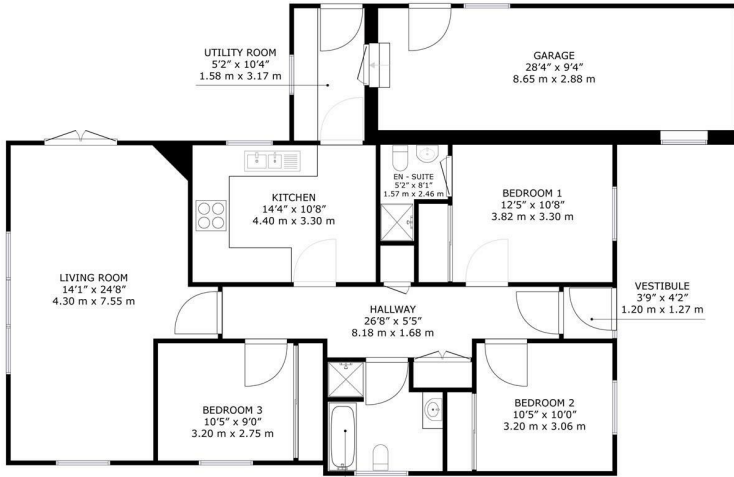
Set entirely on one level, the accommodation comprises a welcoming entrance hall, a spacious living/dining room, the property also boasts a large kitchen with ample storage. The property has three double bedrooms, with one further benefiting from an ensuite, which provides ample room for family living or accommodating visitors. Additionally, the property includes well appointed spacious bathroom, ensuring that daily routines are practical completing the home.

Externally the property benefits from off street parking and large garden grounds and extended garage providing extra storage space. The summerhouse and greenhouse are both included in the sale.

The location is particularly appealing, as Abernethy is known for its picturesque surroundings and strong sense of community. Residents can enjoy the benefits of village life while being within easy reach of Perth's amenities, including shops, schools, and recreational facilities.

- 3 bedrooms
- 2 bathrooms
- Off street parking
- Close to local amenities
- Easy access to Perth
- Charming bungalow
- Viewing recommended
- Ideal family home





**12, The Glebe Abernethy, Perth, PH2 9GF**

GROSS INTERNAL AREA  
 GROUND FLOOR: 1110 sq. ft, 103.1 m<sup>2</sup>, GARAGE: 268 sq. ft, 24.9 m<sup>2</sup>  
 TOTAL: 1378 sq.ft, 128.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
		<b>61</b>			<b>69</b>
		<b>72</b>			<b>58</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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.