



**Premier
Properties**
Perth



Woodriffe Cottage Kirk Wynd, Perth, PH2 9JD

Offers Over £119,950



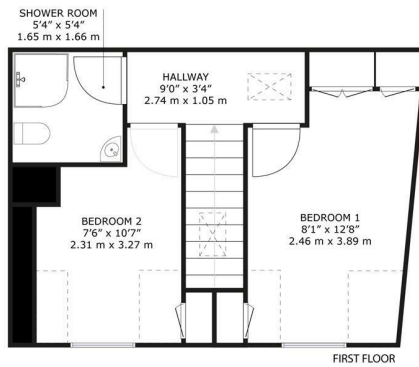
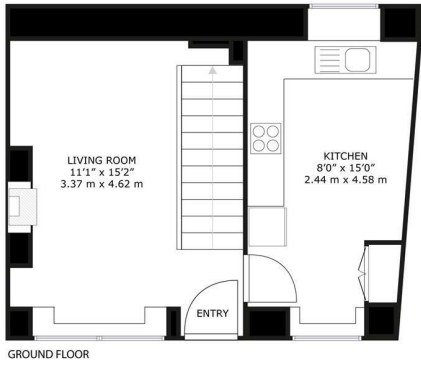
The cottage features a cosy reception room with wood burner, providing a warm and welcoming space for relaxation or entertaining guests. The two well-proportioned bedrooms offer ample space for rest, making it suitable for small families, couples, or individuals looking for a serene living environment. The bathroom is conveniently located, ensuring practicality for everyday living.

Abernethy is known for its rich history and community spirit, making it a wonderful place to call home. Residents can enjoy the local amenities, including shops and parks, all within easy reach. The surrounding countryside offers stunning views and opportunities for outdoor activities, perfect for nature enthusiasts.

This property presents a unique opportunity to own a charming cottage in a desirable location. Whether you are looking to settle down or invest in a rental property, this cottage on Kirk Wynd is sure to impress. Don't miss the chance to make this lovely home your own.

- Charming 2-bedroom cottage
- Cosy reception room with wood burner
- Close to local amenities
- Ideal for small families
- Traditional cottage style
- Quiet, peaceful area
- Easy access to Perth
- Viewing highly recommended





Woodriff Cottage, Kirk Wynd, Abernethy, PH2 9JD

GROSS INTERNAL AREA
GROUND FLOOR : 281 sq. ft, 26.1 m², FIRST FLOOR : 232 sq. ft, 21.6 m²
TOTAL: 513 sq. ft, 47.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	
			72
			46

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	
			91
			95



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.