



**Premier  
Properties**  
Perth



## Woodriffe Cottage Kirk Wynd, Perth, PH2 9JD Offers Over £119,950



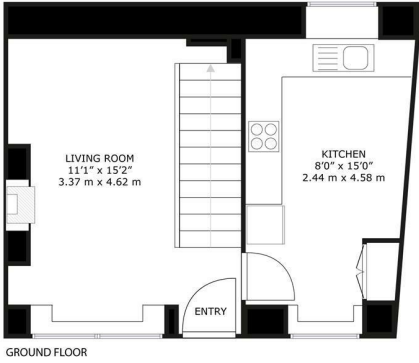
The cottage features a cosy reception room with wood burner, providing a warm and welcoming space for relaxation or entertaining guests. The two well-proportioned bedrooms offer ample space for rest, making it suitable for small families, couples, or individuals looking for a serene living environment.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

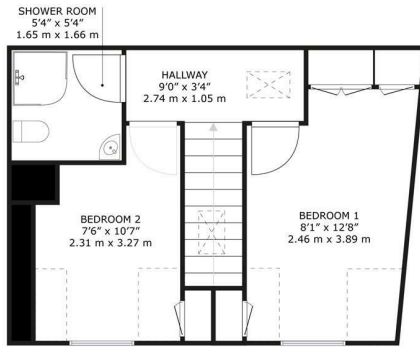
This property presents a unique opportunity to own a charming cottage in a desirable location. Whether you are looking to settle down or invest in a rental property, this cottage on Kirk Wynd is sure to impress. Don't miss the chance to make this lovely home your own.

- 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





GROUND FLOOR



FIRST FLOOR



**Woodriff Cottage, Kirk Wynd, Abernethy, PH2 9JD**

GROSS INTERNAL AREA  
 GROUND FLOOR : 281 sq. ft, 26.1 m<sup>2</sup>; FIRST FLOOR : 232 sq. ft, 21.6 m<sup>2</sup>  
 TOTAL : 513 sq. ft, 47.7 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	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	93
(81-91) <b>B</b>		(81-91) <b>B</b>	91
(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>	46	(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>	
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	



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