



**Premier  
Properties**  
Perth



## Mornington Villa Back Dykes, Perth, PH2 9JU Offers Over £329,000



As you enter the home, you are greeted by a bright welcoming hall, creating a warm and inviting atmosphere, there are three well-appointed bedrooms, great for families or those seeking extra space, one of which benefits from its own walk in wardrobe, which could also be utilised as a home office. There is a large family bathroom, allowing daily tasks to be at ease.

Upstairs, there is a generous sized lounge, which boasts a cosy log burner, great for the colder months. There is a dining area, which allows access into the stunning modernised kitchen, offering functionality and style, perfect for those who enjoy cooking and hosting.

Externally, the property boasts a lovely garden area, ideal for enjoying the fresh air or hosting summer gatherings.

Abernethy offers a friendly community atmosphere, with local amenities and scenic walks just a stone's throw away. Viewing is recommended to see what this property truly has to offer.

- 3 Bedroom
- 1 Bathroom
- Oil heating
- On street parking
- Private rear garden
- Sought after area
- Village location
- Viewing recommended

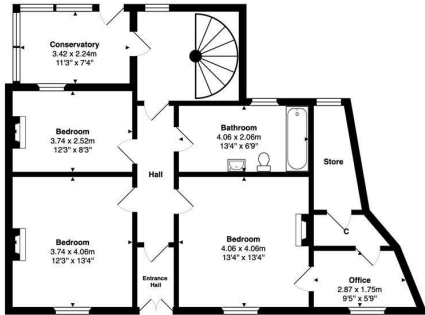




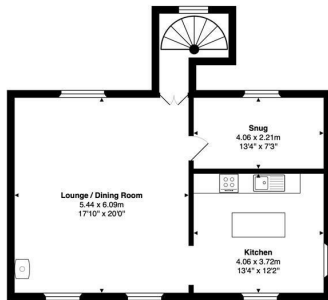
### Mornington Villa, Back Dykes, Abernethy, PH2 9JU

Total Area: 153.8 m<sup>2</sup> ... 1656 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



First Floor



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

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



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