



**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.

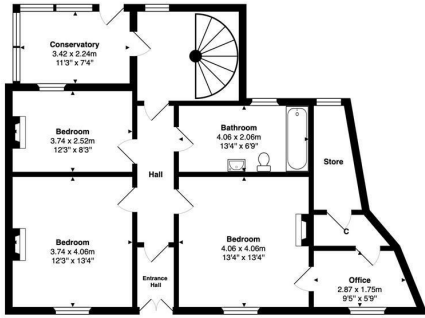
Upstairs, there is a generous sized lounge, which boasts a cosy log burner, great for the colder months. There is a dining area, which allows access into the stunning modernised kitchen, offering functionality and style, perfect for those who enjoy cooking and hosting.

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

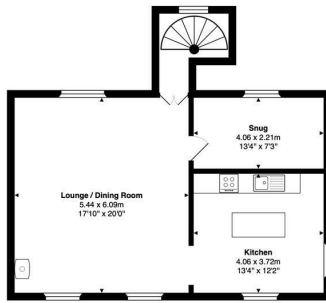
Abernethy offers a friendly community atmosphere, with local amenities and scenic walks just a stone's throw away. Viewing is recommended to see what this property truly has to offer.

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





Ground Floor



First Floor



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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