



**Premier
Properties**
Perth



Pitcaithly Cottage Kirk Wynd, Perth, PH2 9JD

Offers Over £149,950

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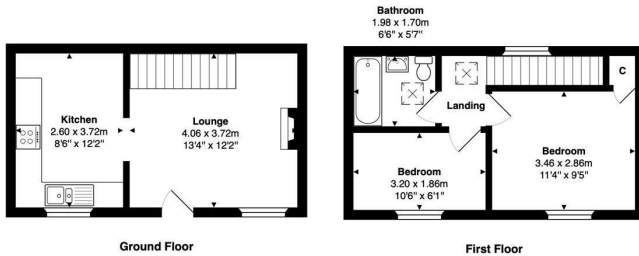


- 2 double bedrooms
- Modern bathroom
- Spacious reception room
- Sought after location
- Near local amenities
- Ideal for small families or first time buyers
- Close to transport links
- Viewing recommended
- Move in condition- chain free

Pitcaithly Cottage, Kirk Wynd, Abernethy, PH2 9JD

Total Area: 50.7 m² ... 546 ft²

All measurements are approximate and for display purposes only



Ground Floor

First Floor



Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Score Range	Current Building	Minimum Standard
A	92 plus		
B	81-91		79
C	69-80		
D	55-68		
E	39-54		
F	21-38	28	
G	1-20		

Not energy efficient - higher running costs

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Score Range	Current Building	Minimum Standard
A	92 plus		
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Not environmentally friendly - higher CO₂ emissions

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