



**Premier
Properties**
Perth



63 Main Street, Perth, PH2 9JB

Offers Over £147,500



Abernethy offers a range of local amenities including local shop, village pub/restaurant, café and primary school. The nearby town of Newburgh offers a larger variety of local shops & facilities as does the village of Bridge of Earn which can be found within a short drive. The City of Perth is only a short drive away, the property is ideally located for access to all major transport networks.

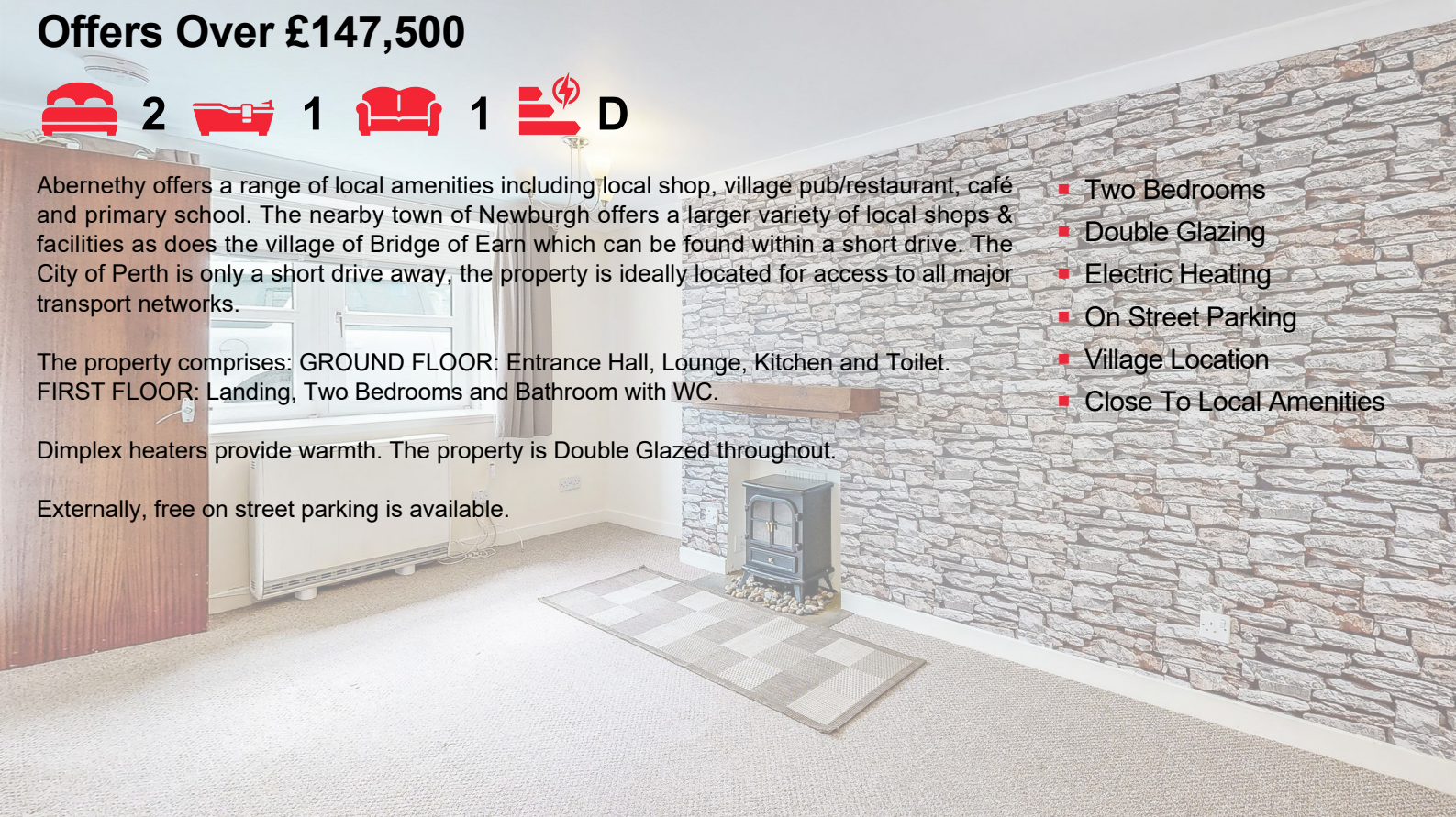
The property comprises: GROUND FLOOR: Entrance Hall, Lounge, Kitchen and Toilet.

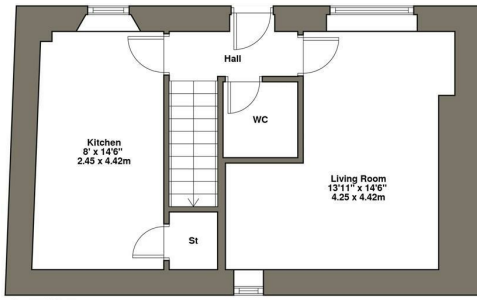
FIRST FLOOR: Landing, Two Bedrooms and Bathroom with WC.

Dimplex heaters provide warmth. The property is Double Glazed throughout.

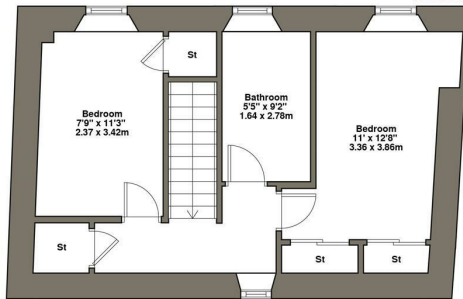
Externally, free on street parking is available.

- Two Bedrooms
- Double Glazing
- Electric Heating
- On Street Parking
- Village Location
- Close To Local Amenities





Ground Floor



First Floor

63 Main Street, Abernethy, PH2 9JB
 Plan not to scale.
 For illustrative purposes only.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (38-54) 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 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (38-54) E | | 43 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| Scotland | | EU Directive 2002/91/EC | |



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.