



**Premier  
Properties**  
Perth



## 3 Strathearn Cottages Back Dykes, Perth, PH2 9JY

### Offers Over £149,950



Abernethy offers a range of local amenities including a local convenience store. 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 distance away and the property is ideally located for access to all major transport networks.

Benefitting from oil heating and double glazing throughout, the property is presented across one level, comprising: Entrance vestibule, hall, lounge, kitchen, utility room, two bedrooms and shower room with WC.

Externally, garden grounds lie to the front, side and rear of the property. The spacious back garden offers a decked area, perfect for enjoying the finer weather. In addition, there is off street parking available for a number of cars along with a stone built garage, offering extra storage space.

There is a narrow strip of land at the bottom of the garden which the owner has possession of but does not hold the Title, Resolution of the Title is currently being pursued.

- Two Bedrooms
- Double Glazing
- Oil Heating
- Village Location
- Close To Local Amenities





GROSS INTERNAL AREA  
FLOOR PLAN 82.1 m<sup>2</sup> (883 sq.ft.)  
TOTAL : 82.1 m<sup>2</sup> (883 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY