



**Premier
Properties**
Perth



29 Nethy Place, Perth, PH2 9GZ

Offers Over £329,950

 4  2  2  C

Split over two levels this family home offers spacious accommodation and comprises: GROUND FLOOR: welcoming entrance hall, spacious lounge with bay window, sunroom with access to the beautiful garden grounds, modern open plan kitchen/dining room, utility room with access to the garage & W.C.

FIRST FLOOR: Landing, bedroom 1 with ensuite, 3 further sizeable double bedrooms each with built-in wardrobes and a family bathroom with bath & shower over.

Warmth is offered via oil fired heating and double glazed throughout.

The property boasts well-maintained garden grounds at both the front and rear. A monobloc driveway provides off-street parking and leads to a single garage. The large rear garden has shrubs and trees which is easily maintainable and includes a slabbed patio area, perfect for outdoor entertaining while enjoying picturesque countryside views.

The property is located close to all amenities including a 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, and the property is ideally located for access to all major transport networks.

This exquisite villa is a perfect blend of comfort, style, and convenience, making it a must-see for families looking to settle in a desirable location. Don't miss out on the opportunity to make this stunning property your new home!

- 4 Bedrooms
- Sought After Location
- Village Location
- Off Street Parking
- Private Garden





29 Nethy Place, Abernethy PH2 9GZ

GROSS INTERNAL AREA
FLOOR 1: 1,025 sq. ft. 95 sq. m. FLOOR 2: 790 sq. ft. 73 sq. m.
TOTAL: 1,815 sq. ft. 168 sq. m.
EXCLUDED AREA: GARAGE: 176 sq. ft. 16 sq. m.
SIZES AND CONVERSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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



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