



**Premier  
Properties**  
Perth



## Marylea Station Road, Perth, PH2 9JS

**Offers Over £475,000**



Marylea boasts stunning countryside views and sits on a fantastic plot with the property spread across two levels. The ground floor welcomes you with an entrance porch and hallway, spacious lounge, family room, dining room, fully fitted kitchen, utility room & shower room. On the upper level there are three bedrooms and a family bathroom.

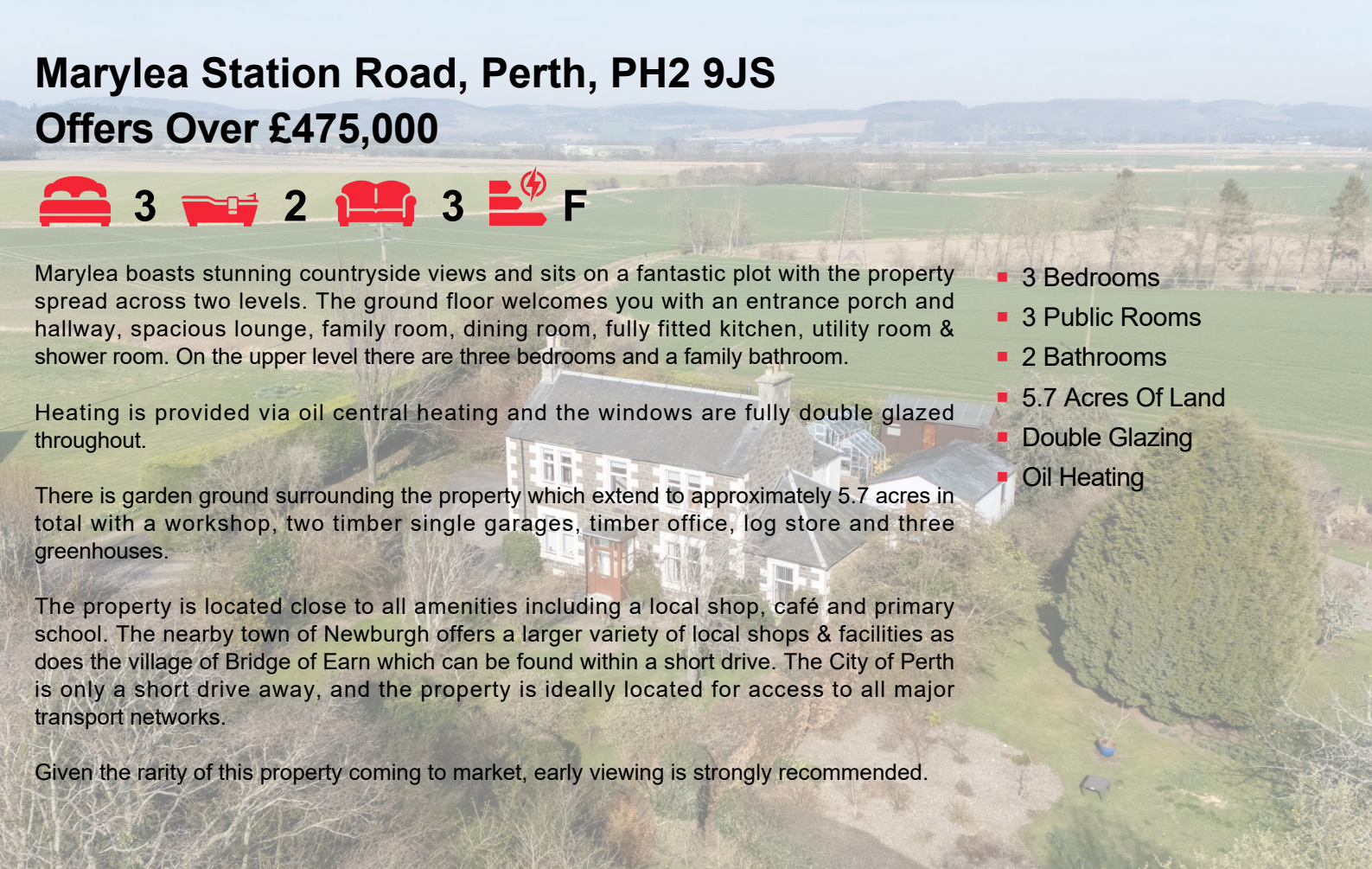
Heating is provided via oil central heating and the windows are fully double glazed throughout.

There is garden ground surrounding the property which extend to approximately 5.7 acres in total with a workshop, two timber single garages, timber office, log store and three greenhouses.

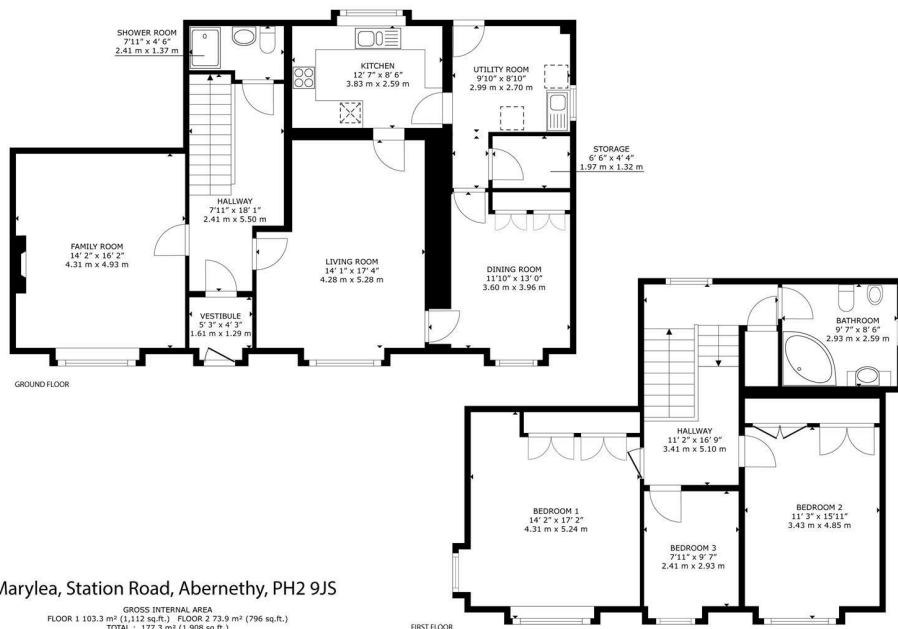
The property is located close to all amenities including a local shop, café and primary school. The nearby town of Newburgh offers a larger variety of local shops & facilities as does the village of Bridge of Earn which can be found within a short drive. The City of Perth is only a short drive away,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

Given the rarity of this property coming to market, early viewing is strongly recommended.

- 3 Bedrooms
- 3 Public Rooms
- 2 Bathrooms
- 5.7 Acres Of Land
- Double Glazing
- Oil Heating







Marylea, Station Road, Abernethy, PH2 9JS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			91
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E	35	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			88
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E	37	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



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