



**Premier
Properties**
Perth



Milton House Newburgh Road, Perth, PH2 9JZ

Offers Over £249,950



The accommodation is thoughtfully arranged over two levels. The ground floor features a welcoming entrance hall, a bright and airy living room, a formal dining room, and a well-appointed kitchen complete with integrated appliances and ample space for casual dining. A delightful conservatory provides direct access to the rear garden, creating a perfect spot for relaxing or entertaining. Additional ground floor highlights include a utility room, a stylish modern shower room, and a generous double bedroom—ideal for guests or single-level living.

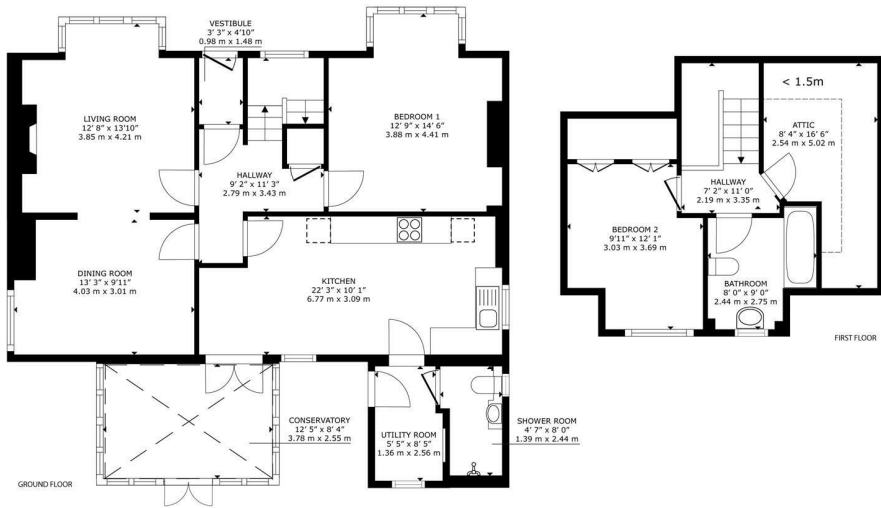
Upstairs, you'll find a further double bedroom with built-in storage, along with a well-proportioned bathroom.

Externally, the property sits on a substantial plot with mature gardens to the front and rear, predominantly laid to lawn. A private driveway offers convenient off-street parking and leads to a detached garage.

Location: Close to all amenities including local shop 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.

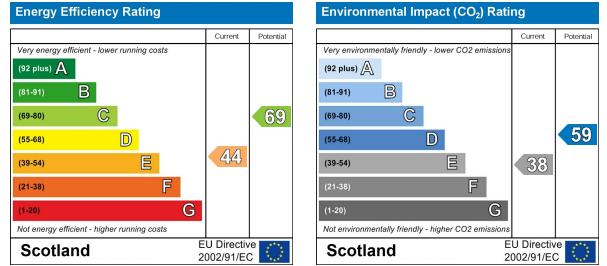
- Spacious Accommodation
- 2 Bedrooms
- Double Glazing
- Driveway
- Private Garden
- Village Location





Milton House, Newburgh Road Abernethy, PH2 9JZ

GROSS INTERNAL AREA
FLOOR 1 93.1 m² (1,002 sq.ft.) FLOOR 2 29.4 m² (317 sq.ft.)
EXCLUDED AREAS: REDUCED HEADROOM 5.8 m² (62 sq.ft.)
TOTAL: 122.5 m² (1,319 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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