



**Premier
Properties**
Perth



1 The Knowes Kirk Wynd, Perth, PH2 9JD Offers Over £185,000

 2  1  1  D

Ideally located on a quiet lane within a few moments walk from a fantastic local primary school, village shop, cafe, hairdresser and numerous nature trails, it also benefits from nearby Jamesfield offering a farm shop with restaurant, garden centre, soft play and gym. Just a short drive from Bridge of Earn and ten minutes from the City of Perth, this property also benefits from several excellent nearby Independent schools and from being just a couple of minutes from all major transport links to Dundee, Glasgow, Edinburgh and the North.

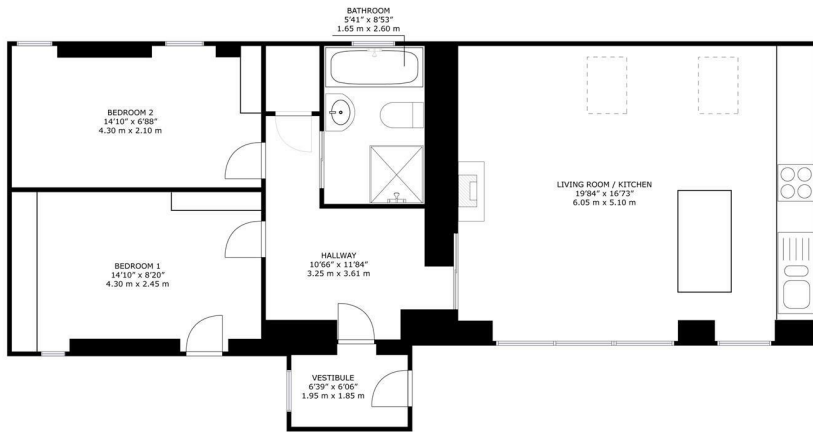
Occupying a single level, the generously sized accommodation offers a entrance porch, hallway, bathroom, open plan kitchen/dining/living and two bedrooms.

Warmth is offered through oil central heating system and wood burning stove in the reception room.

To the front, the suntrap garden is well maintained with flowering plants, trees and lawn offering an open outlook across the hills. There is a decking area to sit and enjoy the summer months.

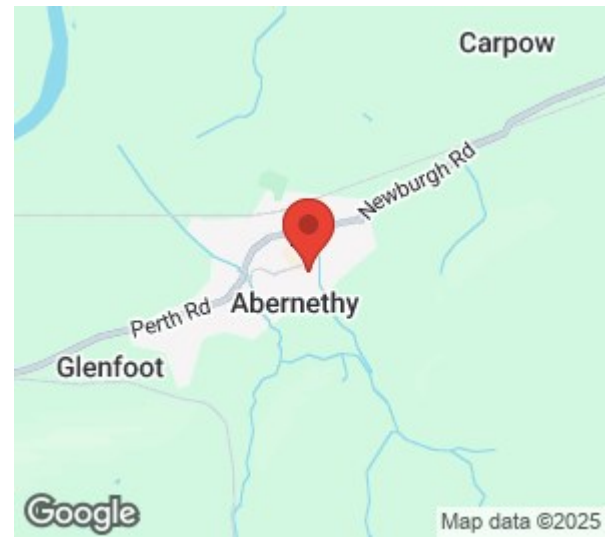
- 2 Bedrooms
- Beautifully Styled
- Close To All Local Amenities
- Great First Time Buy
- Move In Condition
- Oil Heating





1 The Knowes, Kirk Wynd Abernethy, PH2 9JD

GROSS INTERNAL AREA
TOTAL: 665 sq.ft, 61.4 m²
SIZES AND DIMENSIONS 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	84	(92 plus) A	77
(81-91) B		(81-91) B	
(69-80) C	65	(69-80) C	58
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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		Scotland	
EU Directive 2002/91/EC		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 firms employment has the authority to make or give any representation or warranty in respect of the property.