



**Premier
Properties**
Perth



1 The Knowes Kirk Wynd, Perth, PH2 9JD

Offers Over £185,000



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.

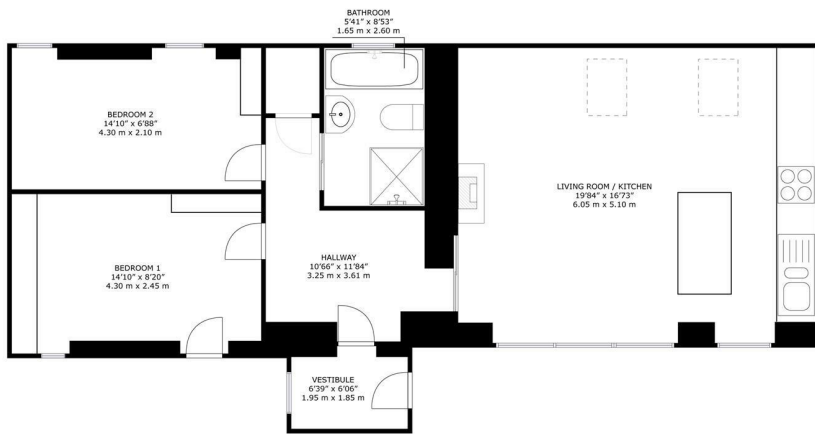
Occupying a single level, the generously sized accommodation offers a entrance porch, hallway, bathroom, open plan kitchen/dining/living and two bedrooms.

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.

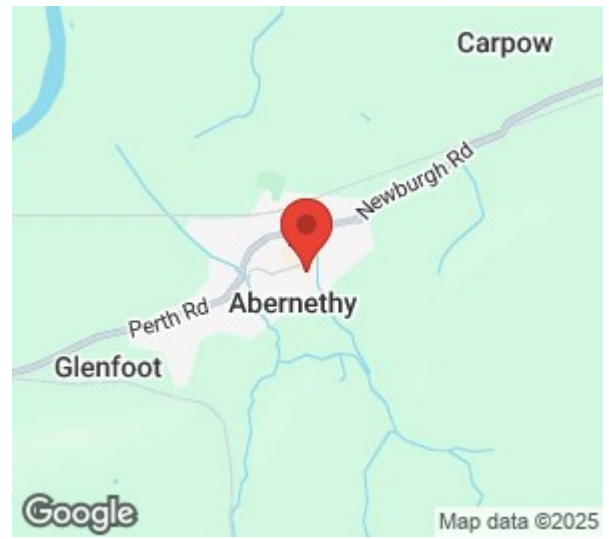
- 2 Bedrooms
- Beautifully Styled
- Close To All Local Amenities
- Great First Time Buy
- Move In Condition
- Oil Heating





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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		77
(69-80) C		65	(69-80) C		58
(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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