



**Premier
Properties**
Perth



12 Provost Mains, Perth, PH2 9GE Offers Over £239,000

 3  2  1  C

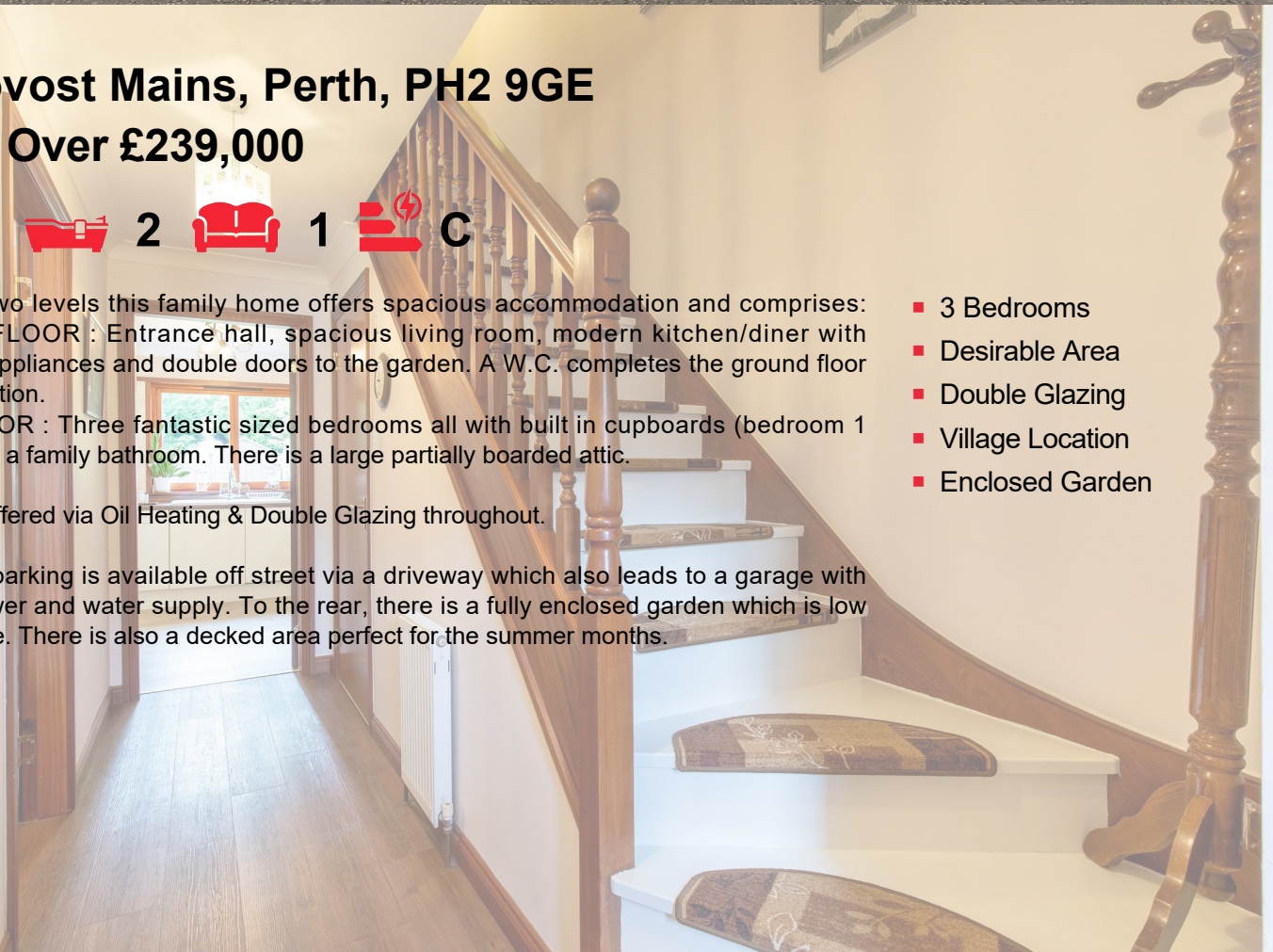
Split over two levels this family home offers spacious accommodation and comprises:
GROUND FLOOR : Entrance hall, spacious living room, modern kitchen/diner with integrated appliances and double doors to the garden. A W.C. completes the ground floor accommodation.

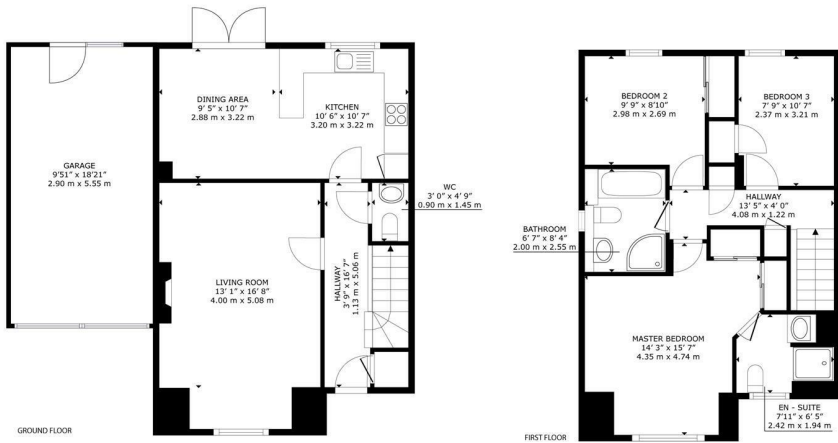
FIRST FLOOR : Three fantastic sized bedrooms all with built in cupboards (bedroom 1 ensuite) and a family bathroom. There is a large partially boarded attic.

Warmth is offered via Oil Heating & Double Glazing throughout.

Externally, parking is available off street via a driveway which also leads to a garage with lighting, power and water supply. To the rear, there is a fully enclosed garden which is low maintenance. There is also a decked area perfect for the summer months.

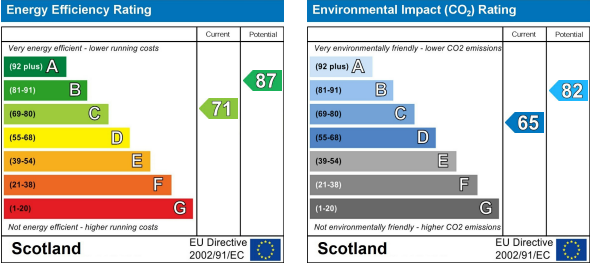
- 3 Bedrooms
- Desirable Area
- Double Glazing
- Village Location
- Enclosed Garden





12, Provost Mains Abernethy, Perth, PH2 9GE

GROSS INTERNAL AREA
FLOOR 1 55.9 m² (602 sq.ft.) FLOOR 2 55.3 m² (595 sq.ft.)
EXCLUDED AREAS: GARAGE 16.1 m² (173 sq.ft.)
TOTAL: 111.2 m² (1,197 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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.