

Simple Approach



Estate Agents



**41 Main Street, Perth
Perthshire PH2 9JH**

Offers over £248,950

This beautifully presented semi-detached house enjoys a prime position on Main Street in the sought-after village of Abernethy. Full of character and charm, the property offers a superb blend of traditional warmth and modern comfort, making it an ideal home for families, couples, or anyone seeking a peaceful village lifestyle with excellent local amenities close at hand. The bright, welcoming front-facing lounge is a perfect space to relax, featuring a wood-burning stove that creates a cosy focal point and adds to the home's inviting atmosphere. To the rear, a spacious kitchen and dining area provides ample room for family meals and entertaining, with plenty of storage and worktop space. A downstairs WC and a dedicated utility room add to the property's practicality and convenience. Upstairs, there are three generous bedrooms, each offering comfortable accommodation. The master bedroom boasts a walk-in wardrobe/dressing room, providing exceptional storage. A family bathroom completes the upper floor.

Externally, the property continues to impress with a substantial private rear garden — an ideal space for outdoor dining, gardening, or relaxing in the sunshine. In addition two substantial outbuildings are also present each carrying utilities with one also enjoying a wood burning stove allowing for peaceful temporary accommodation or a potential home office. Further benefits include oil-fired central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. This delightful home perfectly combines space, style, and character in a highly desirable location. Early viewing is strongly recommended to fully appreciate the quality and charm this property has to offer.

Lounge
17'10" x 12'1" (5.46 x 3.69)

Downstairs WC
2'10" x 5'3" (0.88 x 1.62)

Utility Room
9'8" x 4'8" (2.96 x 1.43)

Kitchen
12'11" x 18'8" (3.95 x 5.70)

Bedroom One
14'6" x 10'11" (4.44 x 3.33)

Dressing Room
6'6" x 8'9" (1.99 x 2.67)

Bedroom Two
13'5" x 7'1" (4.10 x 2.18)

Bedroom Three
6'10" x 9'3" (2.09 x 2.83)

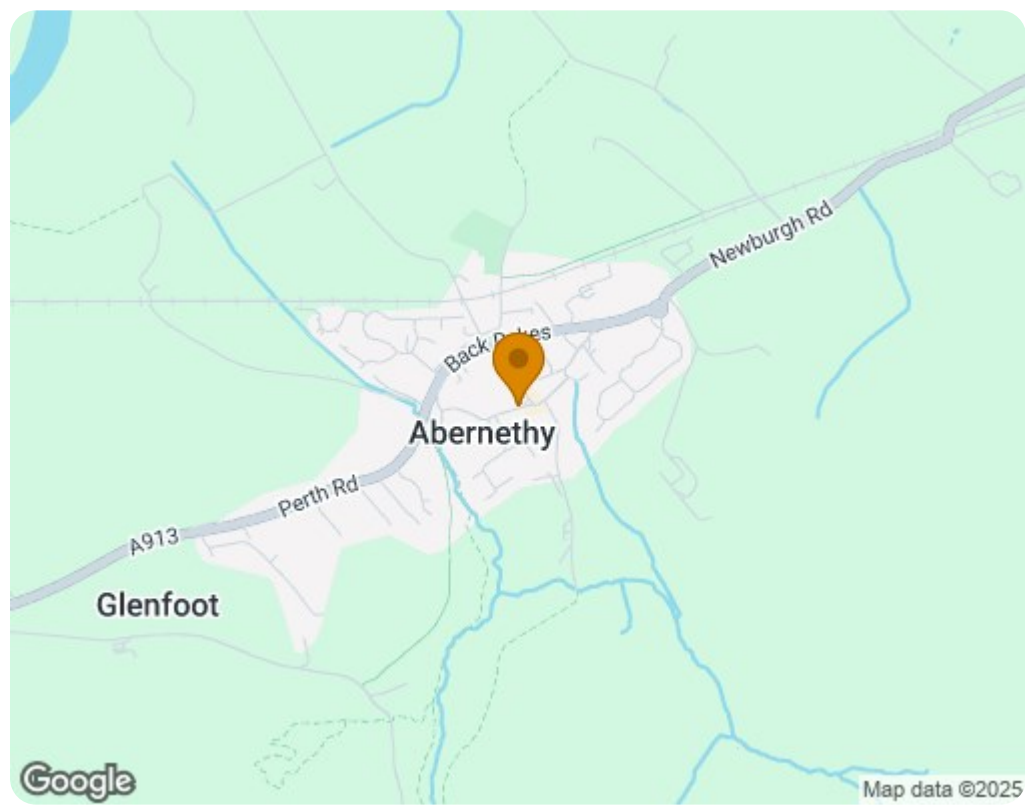
Family Bathroom
6'8" x 9'8" (2.05 x 2.95)





- Impressive Semi Detached House
- Wood Burning Stove Feature
- Oil Fired Central Heating & Double Glazing
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Three Generous Bedroom Excellent Family Home
- Sizeable Kitchen With Ample Space For Dining
- Sought After Location
- Bright Front Facing Lounge
- Substantial Private Rear Garden With Outbuildings
- Spacious Accommodation Set Over Two Floors





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		