



**Premier  
Properties**  
Perth



## Mornington Villa Back Dykes, Perth, PH2 9JU

### Offers Over £329,000



As you enter the home, you are greeted by a bright welcoming hall, creating a warm and inviting atmosphere, there are three well-appointed bedrooms, great for families or those seeking extra space, one of which benefits from its own walk in wardrobe, which could also be utilised as a home office. There is a large family bathroom, allowing daily tasks to be at ease.

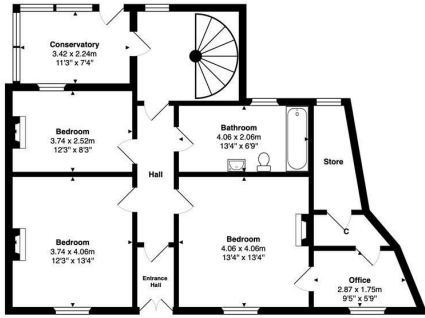
Upstairs, there is a generous sized lounge, which boasts a cosy log burner, great for the colder months. There is a dining area, which allows access into the stunning modernised kitchen, offering functionality and style, perfect for those who enjoy cooking and hosting.

Externally, the property boasts a lovely garden area, ideal for enjoying the fresh air or hosting summer gatherings.

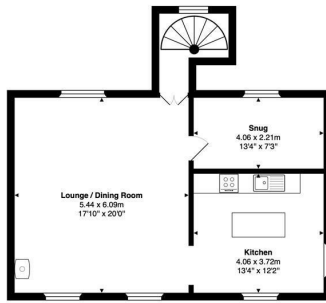
Abernethy offers a friendly community atmosphere, with local amenities and scenic walks just a stone's throw away. Viewing is recommended to see what this property truly has to offer.

- 3 Bedroom
- 1 Bathroom
- Oil heating
- On street parking
- Private rear garden
- Sought after area
- Village location
- Viewing recommended





Ground Floor



First Floor



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (38-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| Scotland                                    |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (38-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| Scotland                                                        |  | EU Directive 2002/91/EC |           |



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