



**Premier
Properties**
Perth



57a Main Street, Perth, PH1 3NJ

Offers Over £140,000



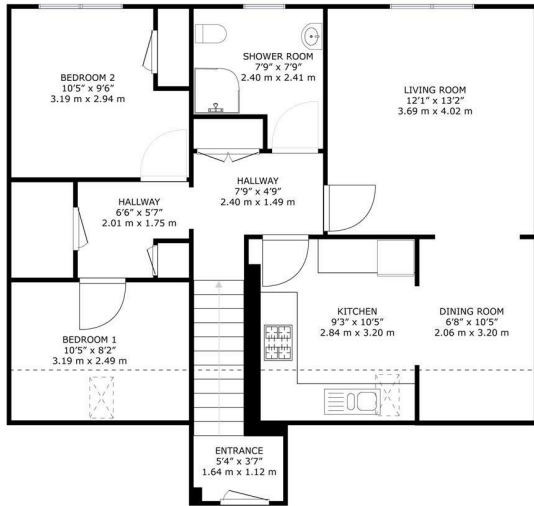
Presented in move-in condition, the property features a thoughtfully designed kitchen offering ample storage space - catering to all your daily needs. The modern shower room completes the layout.

Gas central heating and double glazing ensure warmth & comfort throughout.

Its location on Main Street places you within easy reach of all local amenities, including shops and transport links. The local shop, church and Post Office can be found within walking distance along with Pitcairngreen Primary School and the well known Pitcairngreen Inn. For those who enjoy the outdoors, there are plenty of woodland and river walks on your doorstep.

Offering fantastic views, this property is a wonderful opportunity for those seeking a peaceful retreat in a picturesque setting. Viewing is highly recommended to appreciate what this home has to offer.

- 2 Bedrooms
- Modern Shower Room
- Double Glazing
- Close To Local Amenities
- Picturesque Views
- Move-In Condition
- Gas Central Heating
- Riverside Walks



57a Main Street, Almondbank, PH1 3NJ

GROSS INTERNAL AREA
TOTAL: 688 sq.ft, 63.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
Scotland		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk