

Simple Approach



**27-29 Main Street, Perth
PH2 9JH**

Offers over £337,950

This well-presented and charming home on Main Street, Abernethy offers an exceptional blend of space, comfort, and practicality, perfectly suited for modern family living. Thoughtfully arranged throughout, the property boasts a generous and versatile layout, with bright and welcoming interiors that create an immediate sense of home.

At the heart of the property is a spacious and inviting lounge, filled with natural light and complemented by a cosy stove burner, ideal for relaxing evenings. The open plan kitchen and dining area provides a fantastic space for both everyday living and entertaining, offering ample room for family gatherings and social occasions. Additional ground floor conveniences include a coat room, a large utility room with larder area and a stylish downstairs shower room.

The home further benefits from a second living room, offering flexibility as a family room, snug, or even a home office. Two well-proportioned bedrooms are also located on the ground floor, making the layout adaptable for a variety of needs, including multi-generational living.

Upstairs, the property continues to impress with a further three double bedrooms, one of which is currently being used as an office space and a well-appointed family bathroom with airing cupboard can be found.

Comfort is assured year-round with oil-fired central heating and double glazing throughout, ensuring warmth and energy efficiency. This property boasts ample storage throughout provided by cupboards and a large, fully floored and insulated attic space.

Externally, the property features an impressive private rear garden, recently part of Scotland's Garden Scheme —with a split level patio for entertaining, leading on to a mature garden with added privacy provided by the shrub hedging and fencing.

Altogether, this is a beautifully maintained and generously sized home in a desirable location, offering both charm and practicality- an excellent choice for families seeking space, comfort, and versatility

Lounge

11'5" x 14'0" (3.50 x 4.28)

Coat Room

3'10" x 2'7" (1.19 x 0.80)

Kitchen / Dining Area

24'2" x 19'1" (7.37 x 5.84)

Utility Room

11'5" x 10'2" (3.50 x 3.11)

Downstairs Shower Room

5'10" x 7'0" (1.80 x 2.15)

Living Room

14'4" x 23'5" (4.37 x 7.14)

Downstairs Bedroom One

11'2" x 12'5" (3.42 x 3.81)

Downstairs Bedroom Two

8'10" x 11'10" (2.71 x 3.63)

Upstairs Bedroom One

17'1" x 11'11" (5.21 x 3.64)

Upstairs Bedroom Two

14'4" x 10'3" (4.39 x 3.14)

Upstairs Bedroom Three

8'11" x 12'1" (2.72 x 3.70)

Bathroom

8'11" x 5'8" (2.73 x 1.73)

Bathroom Cupboard

3'4" x 8'2" (1.02 x 2.49)

Floored Attic

18'9" x 31'7" (5.73 x 9.65)





- Very Well Presented House
- Oil Fired Central Heating & Double Glazing
- Impressive Private Rear Garden With Mature Shrubs, Vegetable Beds and Poly Tunnel
- Ample Storage Throughout
- Five Generous Bedrooms
- Sizeable Lounge And Further Living Room
- Ideal Family Home
- Highly Sought After Location
- Open Plan Kitchen And Dining Room
- Sizeable Floored and Fully Insulated Attic Space Covering The Properties Footprint



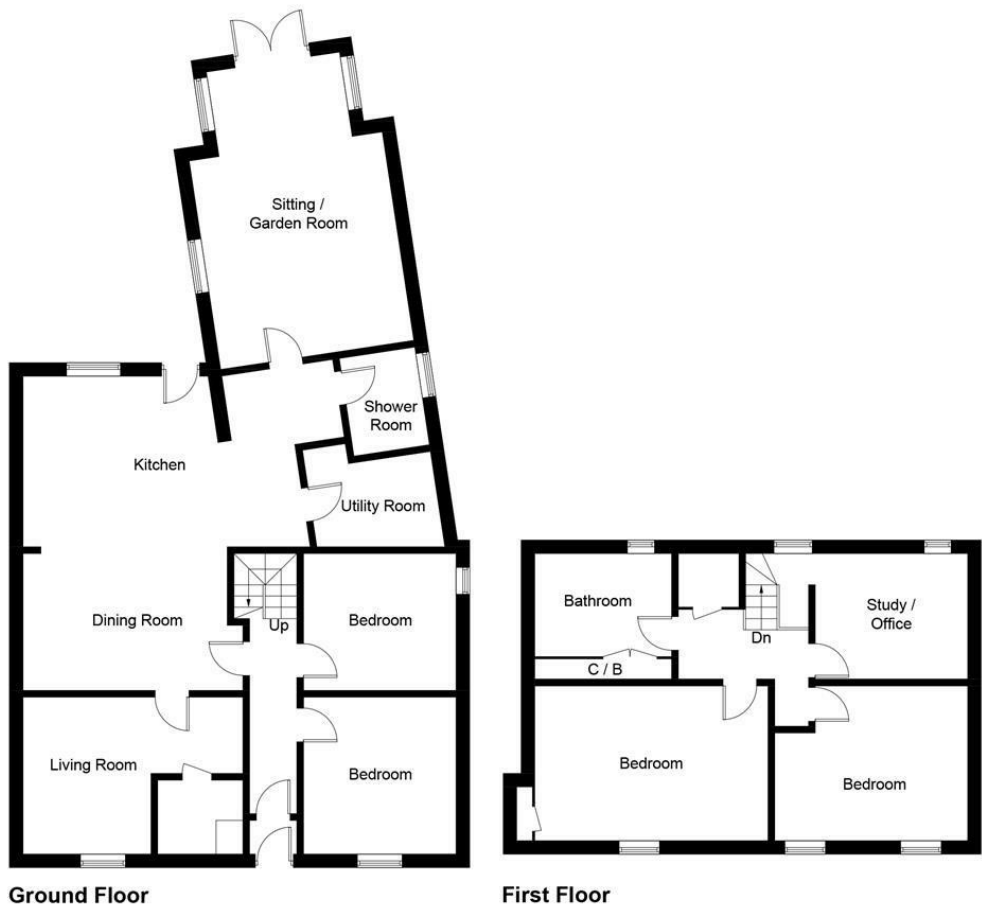
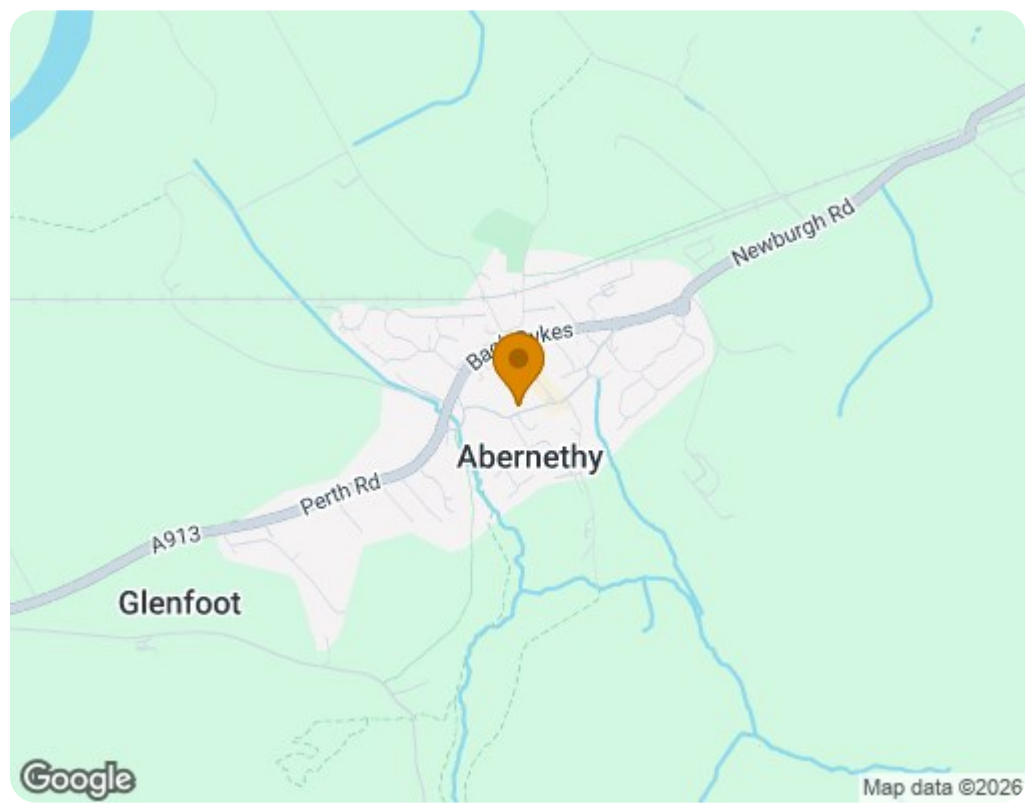


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 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		66
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		