

Simple Approach



79/81 Main Street, Perth
Perthshire PH2 9LA

Fixed asking price £80,000

Simple Approach are pleased to offer a Fantastic builder / developer opportunity to purchase 2 adjoining cottages which are situated in the popular Village of Abernethy and in need of full renovation throughout. The property has planning permission to be converted to a three bedroom cottage and the current owner has completely stripped the property out. Planning can be found on Perth and Kinross Council website ref 20/00148/FLL. On completion of the works the property could have an end value of £220,000+ but a buyer should do their own due diligence and confirm with local agent / surveyor. This is a rarely available opportunity and interest is sure to be high due to the competitive price and location. Arrange a viewing now to be sure not to miss out.

Lounge

76'5" (23.3m²)

Kitchen

not disclosed (not disclosed)

Bedroom 1

32'3" (9.84m²)

Bedroom 2

30'8" (9.36m²)

Bedroom 3

30'8" (9.35m²)

Bathroom

not disclosed (not disclosed)

Location

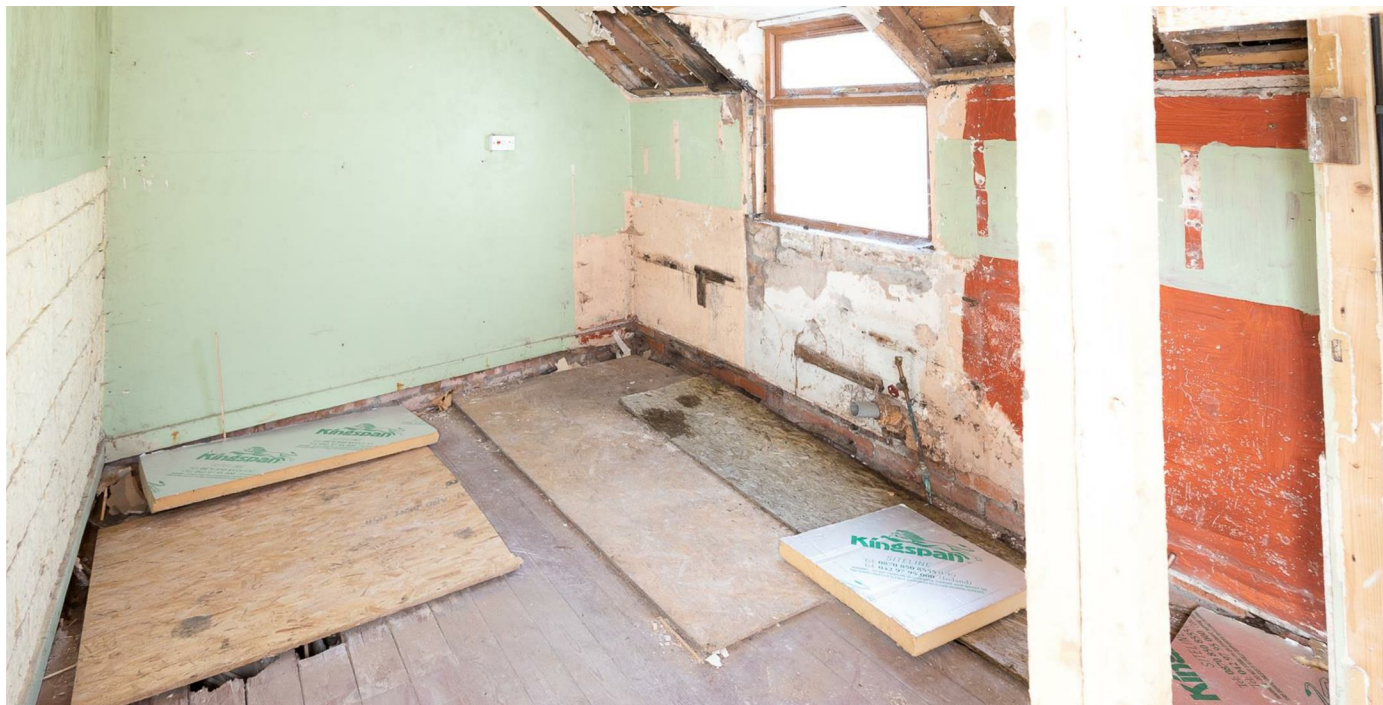
Abernethy is located just 3 miles from the M90 giving

excellent access to the south to Edinburgh and east to Dundee, Perth is just 8 miles away for all city centre amenities including leisure facilities, theatre, cinema and restaurants and excellent High schools. The village has a well regarded primary school, general store, cafe, excellent local pub and easy access to some fantastic scenic walks.

Purchasers Notes

- No warranty is given or implied as to the condition of buildings, services, fixtures, fittings etc.



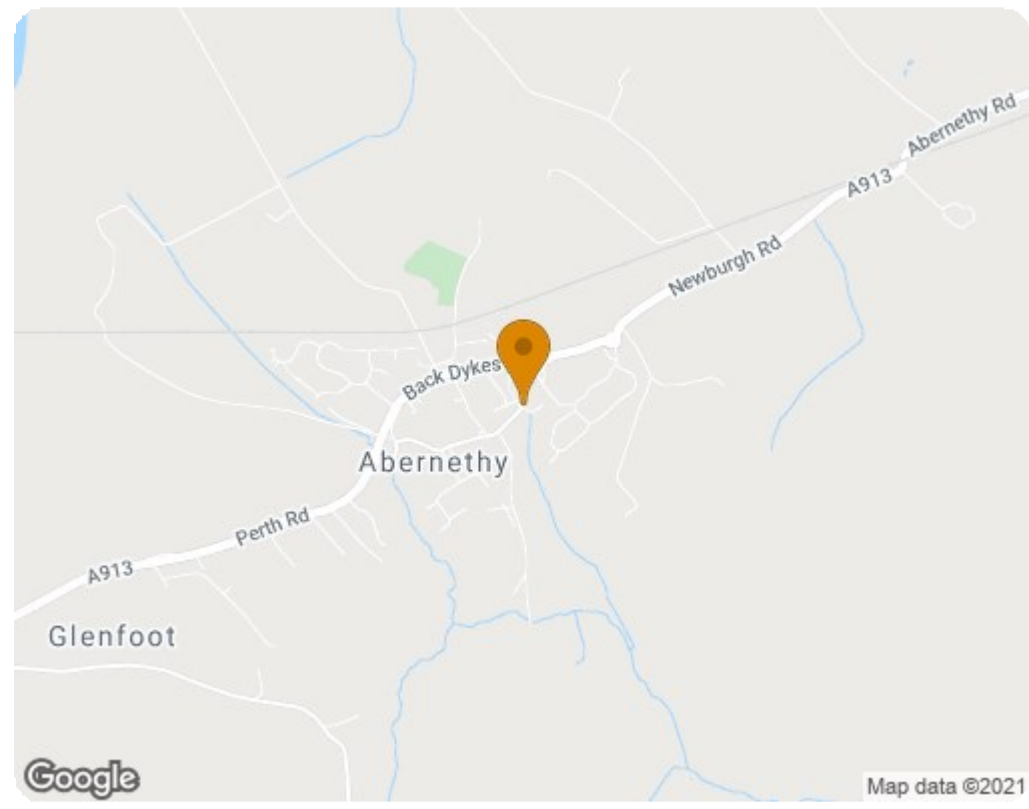
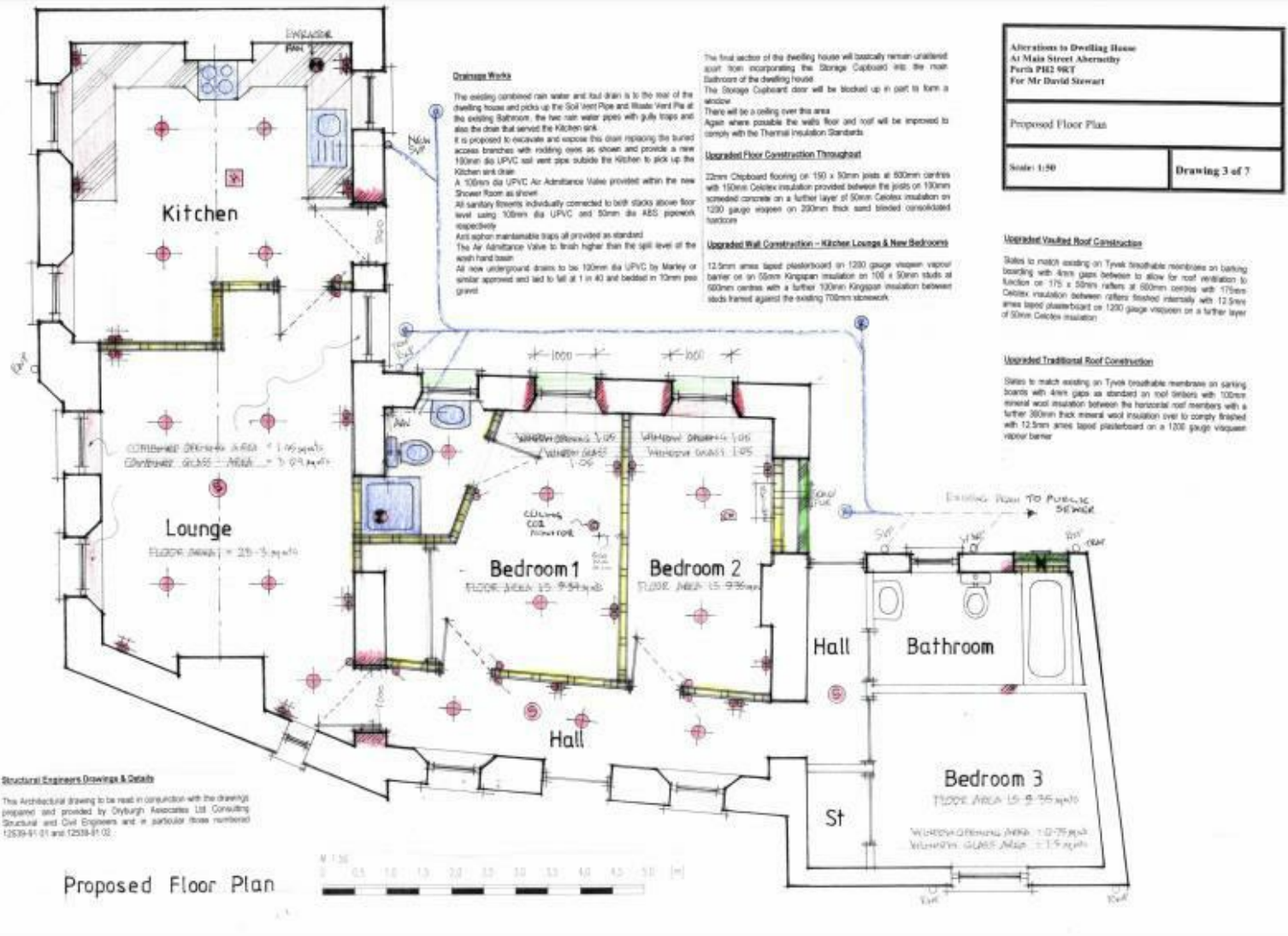


- Development Opportunity
- Village Setting

- Sizeable Footprint
- Floorplan available on request

- Characterful Home
- Ample Off street Parking





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) 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		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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