

Simple Approach



Estate Agents



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

Offers over £218,000

Simple Approach are delighted to welcome this immaculately presented and generously proportioned two bed mid-terraced house with studio flat above garage on the Main Street to the residential market. Set in the heart of a tranquil village of Abernethy this stunning family home is ideally placed to take advantage of surrounding amenities as well as being perfectly placed for its close proximity to both Perth & Newburgh in either direction. Having been kept to a very high standard this property comes to the market in beautiful condition throughout, boasting with a rustic country side feel this property comes with Nutex ceiling with beam affect, a large lounge/diner accompanied with a working wood burning fire and fire place, a modern fitted kitchen beaming with light dressed with a stylish Aga cooker, downstairs bathroom/utility fixtures and fittings and tasteful decoration from top to bottom. Upstairs you can find two bedrooms and a large family bathroom, the larger of the bedrooms you can find mass amount of storage and a beautify presented focal fireplace. To the rear, there is a tiered oasis style garden space which has been landscaped with a charming stone wall and decking area surroundings and private driveway and garage at the end. No space has been left unturned with this garage as it is equipped with a large studio flat separate to the main property with its own entrance. This property due to its excellent location and overall superb condition lends itself to a wide range of buyers and is the ideal purchase for any first time buyer or growing family looking for a move-in condition home in a peaceful village setting, which only viewing will confirm.

Kitchen

13'7" x 14'5" (4.16 x 4.40)

Living Room

30'8" x 12'3" (9.36 x 3.74)

Utility/Shower Room

7'3" x 13'4" (2.23 x 4.08)

Bathroom

10'4" x 6'9" (3.16 x 2.06)

Bedroom

22'8" x 6'0" (6.91 x 1.85)

Bedroom

22'6" x 12'3" (6.87 x 3.75)

Studio Above Garage

18'11" x 15'4" (5.79 x 4.68)

Bathroom Above Garage

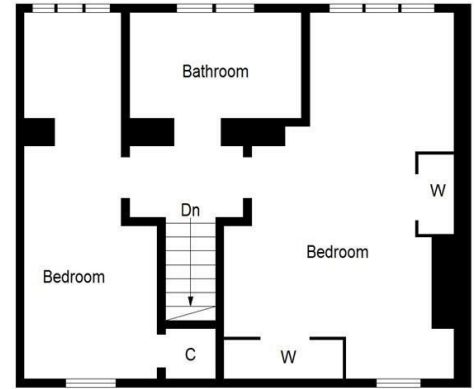
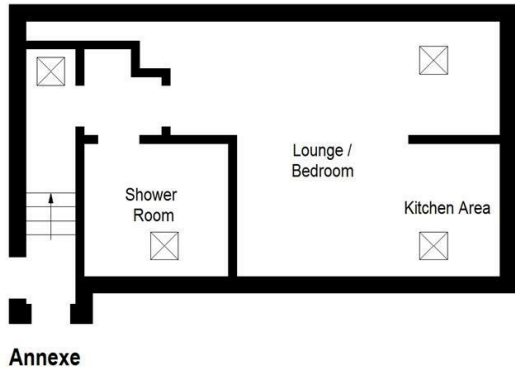
5'4" x 8'0" (1.64 x 2.45)





- Beautifully Presented Two Bed Mid-Terraced House
- Studio Space Above Garage
- Central Heating & Double Glazing
- Large Kitchen/Dining Area
- Spacious Oasis Styled Rear Garden
- Garage And Drive Way Off Street
- Extensive Garden Grounds to Rear





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	62
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	53
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC