

Simple Approach



**2 Provost Mains, Perth
Perthshire PH2 9GE**

Offers over £166,000

Simple Approach are pleased to welcome this bright, spacious and well presented semi-detached house on Provost Mains to the Perthshire market. Set in the heart of the modern Stephens development in the semi-rural Village of Abernethy this family home boasts lovely kerb appeal and comes to the market in move-in condition throughout. Comprising; a good-sized, front-facing lounge through to a modern extended family kitchen with ample space for dining and patio door access to the garden, two double bedrooms with large triple wardrobes in the master, a third box room ideal for a single bed or cot and a large family modern shower room. This property boasts sought-after features such as a private driveway to the front accommodating two cars comfortably, as well as a fully enclosed garden to the rear, alongside modern comforts such as oil central heating, double glazing and ample fitted storage throughout- making this the perfect purchase for any small or growing family looking for a well-located home in excellent condition. This home is ideally placed for the commuter looking for all of the benefits of country living within a sought-after development, all without falling of the beaten track, which only viewing will confirm.

Large Extended Kitchen Dining Room

20'4" x 14'8" (6.22 x 4.48)

Lounge

11'4" x 14'10" (3.47 x 4.54)

Downstairs w/c

6'0" x 2'10" (1.85 x 0.87)

Master Bedroom

9'0" x 12'5" (2.75 x 3.81)

Bedroom 2

7'10" x 9'0" (2.39 x 2.75)

Bathroom

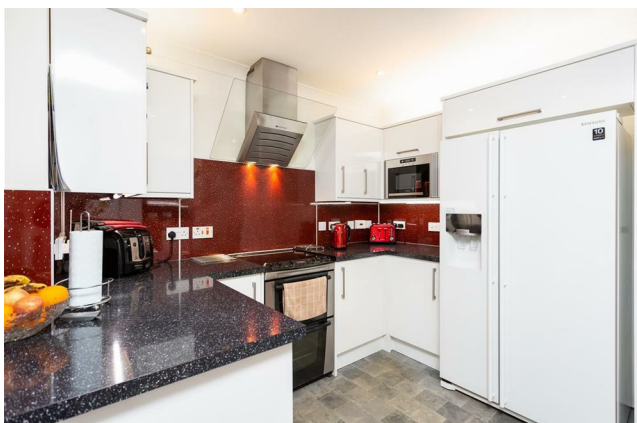
7'10" x 5'10" (2.39 x 1.78)

Bedroom 3

6'0" x 6'7" (1.84 x 2.02)

Location

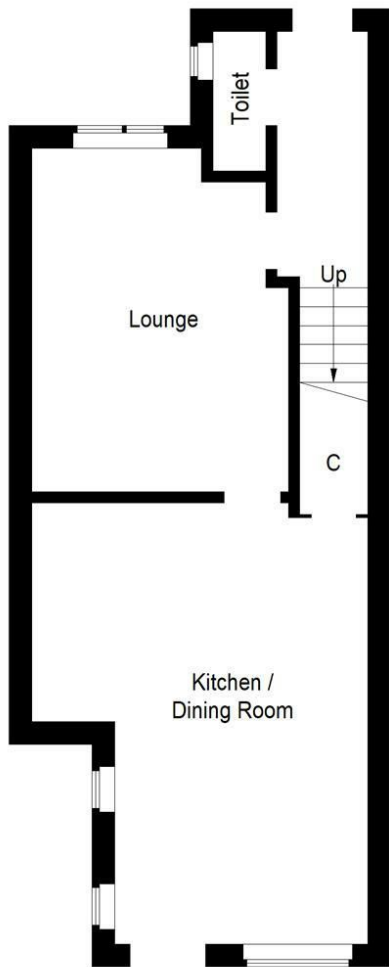
Abernethy is well placed for taking advantage of the main road networks to the larger cities of Perth, Dundee, Stirling, Edinburgh and the Central Belt making this property perfectly situated for the commuter. The Village itself has a reputable Primary School, hairdresser, local shops and a restaurant as well as being within a few minutes drive of both Bridge of Earn and Newburgh for further amenities in either direction.



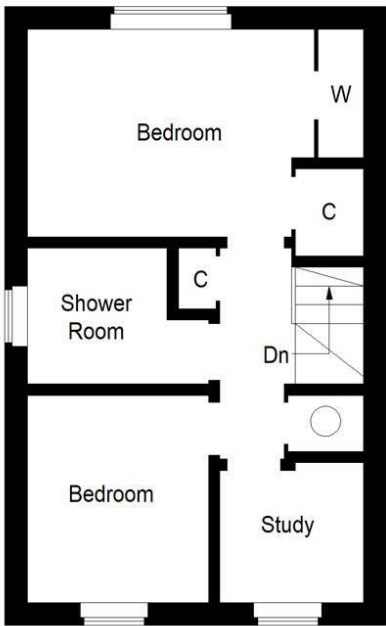


- Sought After Three Bedroom Semi-Detached House
- Large Modern Extended Kitchen Dining Area With Patio Doors Leading To The Private Rear Garden
- Move In Condition
- Driveway For Two Cars
- Great Sized Outdoor Shed With Mains Electric Along With A Small Well Maintained PVC Greenhouse
- Close To All Local Amenities
- Fantastic Views To The Front Of Castlelaw Hill





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	76	
(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		84
(81-91) B	71	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		