



Cartref Forgandenny Road, Perth, PH2 9EZ

Offers over £410,000

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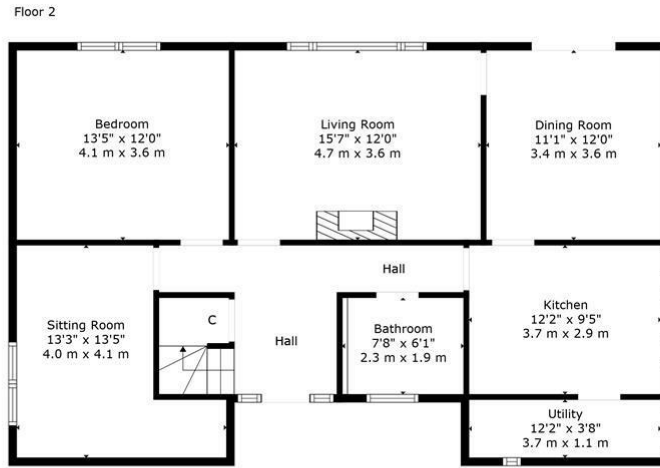
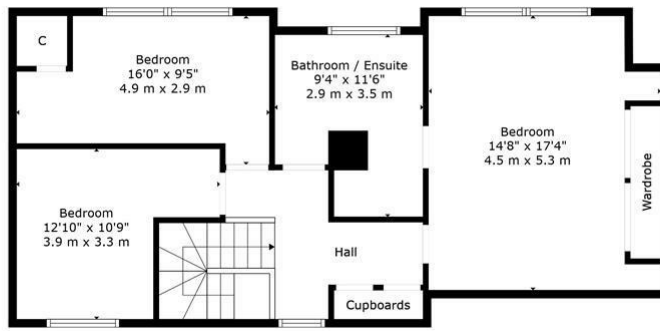
Nestled just outside the charming village of Bridge Of Earn, this delightful 4/5 bedroom detached house on Forgandenny Road is a true gem waiting to be discovered. The property boasts versatile living space with very generous room proportions spread over two floor floors, offering ample space for all your needs.

One of the standout features of this lovely home is the picturesque country views that can be enjoyed from various vantage points within the property and the very private garden grounds. Imagine waking up to the sight of rolling hills and lush greenery every morning - truly a sight to behold. Situated in a peaceful setting, this house provides a tranquil escape from the hustle and bustle of everyday life. Whether you're enjoying a cup of tea in the garden or unwinding in the spacious living room, you'll find serenity at every corner of this property. Additionally, the easy access to travel links makes commuting a breeze, allowing you to explore the surrounding areas with convenience. Whether you're heading into Perth for work or planning a weekend getaway across the country, this location offers the perfect balance of seclusion and accessibility.

- Charming 4/5 Bedroom Detached House
- Multiple Reception Rooms
- Private Garden Grounds
- Gas Central Heating
- Convenient Access to travel links
- Generous Room Proportions
- Picturesque Country Views
- Peaceful Setting
- Double Glazing
- Perfect Balance of seclusion and accessibility







Floor 1



TOTAL: 1609 sq. ft, 150 m²
 FLOOR 1: 987 sq. ft, 92 m², FLOOR 2: 622 sq. ft, 58 m²
 EXCLUDED AREAS: LOW CEILING: 111 sq. ft, 10 m²

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		69	
(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			79
(81-91) B			
(69-80) C		67	
(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	

