



**Premier
Properties**
Perth



Deuchar Lodge Cambusburn Road, Perth, PH2 6BZ Offers Over £317,500

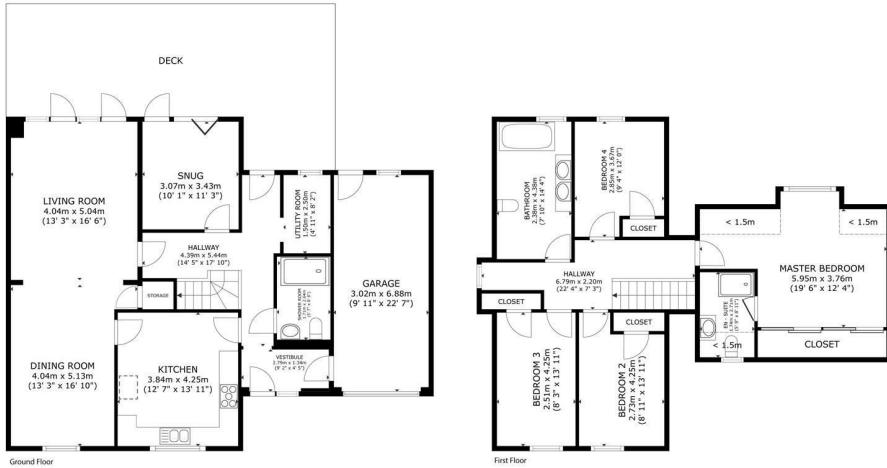
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The accommodation is as follows : GROUND FLOOR – entrance hall, open plan lounge/dining room, kitchen, family room, utility room and wet room. FIRST FLOOR – bedroom with en suite shower room, three further bedrooms and bathroom.

To the rear of the property is an enclosed large garden featuring an area of lawn and decking for enjoying the summer months. Off road parking is located to the front of the property via the driveway which leads to a integral large single garage.

Location: Guildtown is a lovely little village with its own primary school and well established local pub/restaurant, around four miles from Scone, making the area ideal for those working in Perth but seeking a slightly more rural lifestyle. The property will be ideal for everyone from first-time buyers and downsizing couples to growing families looking for a quieter pace of life but with quick and easy access to the city of Perth.

- 4 Bedrooms
- Decked Patio
- Double Glazing
- Driveway
- Ensuite Shower Room
- Intregral Garage
- Large Rear Garden
- LPG Central Heating
- Move in Condition



Deuchar Lodge, Cambusburn Road, Guildtown, Perth, PH2 6BZ

GROSS INTERNAL AREA
 GROUND FLOOR 95.6 m² (1,029 sq.ft.) FLOOR 1 82.7 m² (890 sq.ft.)
 EXCLUDED AREAS : GARAGE 20.8 m² (224 sq.ft.) REDUCED HEADROOM 4.7 m² (50 sq.ft.)
 TOTAL : 178.3 m² (1,919 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	90
(92 plus) A	
(81-91) B	73
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	90
(92 plus) A	
(81-91) B	74
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC



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