



**Premier
Properties**
Perth



Deuchar Lodge Cambusburn Road, Perth, PH2 6BZ Offers Over £309,950

 4  3  nu  C

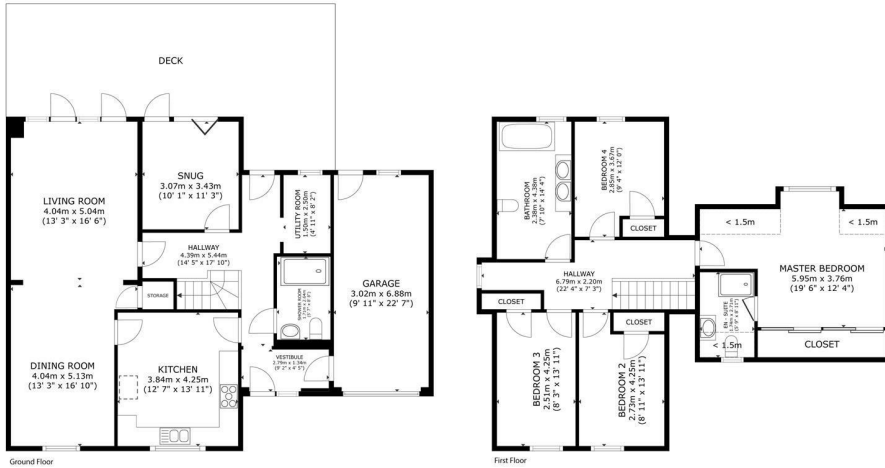
The accommodation is as follows : GROUND FLOOR – entrance hall, open plan lounge/dining room, kitchen, family room, utility room and wet room. FIRST FLOOR – bedroom with en suite shower room, three further bedrooms and bathroom.

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
- Integral 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	
Current	Potential
73	90

Environmental Impact (CO ₂) Rating	
Current	Potential
74	90



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.