



**Premier
Properties**
Perth



South Lodge , Perth, PH1 3RQ Offers Over £499,950



South Lodge boasts two levels of expansive living space, featuring a perfect blend of four bedrooms, a welcoming living area, and two well-appointed bathrooms. The combination of classic Victorian architecture and modern comforts makes this property an ideal family home. This one-of-a-kind property offers breathtaking countryside views from every window, creating a serene and picturesque backdrop for everyday living. Whether you're enjoying a morning coffee or unwinding in the evening, the stunning vistas enhance the charm of this remarkable home.

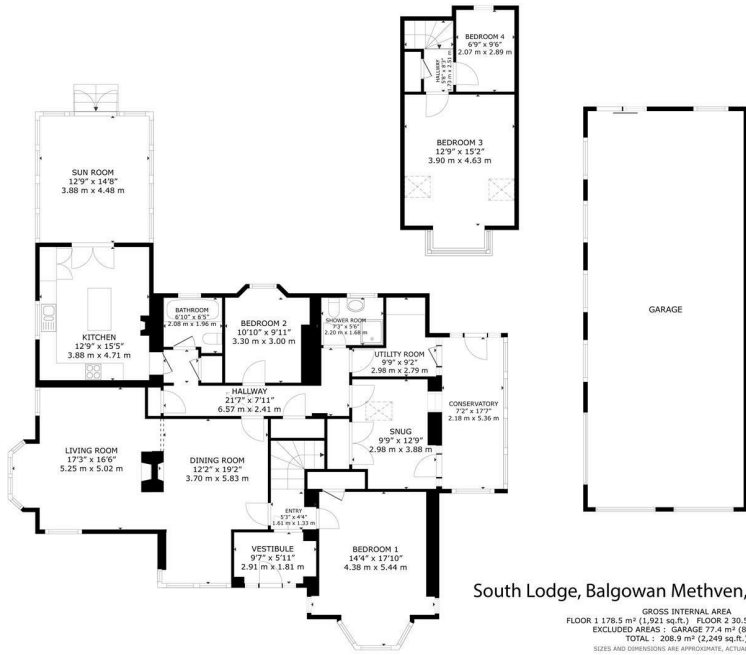
With most of the accommodation conveniently located on the ground floor, this home offers ease of access and practicality for everyday living, featuring a welcoming entrance porch that leads into an inviting open-plan lounge and dining area, highlighted by a charming bay window and a striking feature fireplace. The newly fitted Shaker kitchen is equipped with integrated appliances and elegant marble worktops.

Off the kitchen, you'll find a bright sunroom currently used as an additional dining area, offering panoramic views of the garden and surrounding countryside. The ground floor also includes two family bathrooms, two spacious double bedrooms, a utility room, a conservatory, and an additional reception room currently used as a snug, which could easily serve as a further bedroom. The upper level features two additional bedrooms. The property benefits from Oil heating & double glazing throughout.

Without a doubt, the standout feature of this property is the stunning, low-maintenance garden grounds that overlook the beautiful countryside, providing a serene setting for relaxation and entertaining. A spacious driveway accommodates multiple vehicles and leads to an annex, offering versatile potential for additional accommodation. This fantastic space is currently utilized as a games room and office, providing versatile options to suit your lifestyle.

Location- South Lodge is located in Balgowan which is a quiet rural area with Perth being a short drive away and around 20 mins to the picturesque town of Crieff. The A9 trunk road is some 2 miles outside the village and gives access to Glasgow (60 mins), Edinburgh (45 mins) and Dundee (20mins). Locally, the Glogburn Farm Shop and Restaurant is 1/2 mile west and Tesco Extra only 2-1/2 miles east. There is a local Primary School in the nearby village of Madderty.

- Countryside Location
- 4 Bedroom Detached Family Villa
- Fully Enclosed Garden Grounds
- Annex
- Driveway
- Sought After Location



South Lodge, Balgowan Methven, Perth, PH1 3RQ

GROSS INTERNAL AREA
 FLOOR 1 178.5 m² (1,921 sq.ft.) FLOOR 2 30.5 m² (328 sq.ft.)
 EXCLUDED AREAS: GARAGE 77.1 m² (833 sq.ft.)
 TOTAL: 208.9 m² (2,249 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
89 A		83 B	
46 E		43 E	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland EU Directive 2002/91/EC		Scotland EU Directive 2002/91/EC	



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