



**Premier
Properties**
Perth



Jenny Lynn Cottage Aldie Farm, Perth, PH1 3RD

Offers Over £520,000

 4  2  3  D

Upon entering, you are welcomed by an inviting entrance vestibule that leads into a bright and spacious lounge, perfect for relaxation and entertaining. The accommodation further comprises a dining room, a well-appointed dining kitchen, and a delightful sun room that invites natural light and offers views of the countryside. A practical utility room adds to the convenience of daily living. The principal bedroom boasts an en suite shower room, while three additional bedrooms provide ample space for family or guests. A cloakroom with WC and a family bathroom with a spa bath, complete the interior layout.

The bungalow is equipped with modern heating via air source heat pumps, ensuring comfort throughout the seasons, and the double-glazed windows enhance energy efficiency and sound insulation.

Externally, the property is set on a generous plot, predominantly laid to lawn, providing a perfect canvas for gardening enthusiasts or outdoor activities. A large driveway leads to separate double garages with electric doors, offering secure parking and additional storage. For those who enjoy gardening or leisure, a summerhouse and greenhouse are also included, enhancing the appeal of this delightful home.

- 4 bedrooms
- 2 bathrooms
- Brightlounge
- Dining kitchen
- Sun room with garden views
- Air source heat pumps
- Expansive garden grounds
- Double garages with electric doors
- Rural Methven location
- Viewing highly recommended



JENNY LYNN COTTAGE, ALDIE FARM METHVEN, PERTH, PH1 3RD

Total: 2269 sq. Ft. 211 m²
1st Floor: 2269 sq. Ft. 211 m²
Excluded Areas: Garage: 396 sq. Ft. 37 M², Utility: 84 sq. Ft. 8 M², Walls: 177 sq. Ft. 15 m²

All Measurements Are Approximate And For Display Purposes Only



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	76
Scotland	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
90	93
Scotland	
EU Directive 2002/91/EC	



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