



**Premier
Properties**
Perth



Larchwood House Tullibardine, Auchterarder, PH3 1JU

Offers Over £455,000

4 3 2 C

- Four spacious bedrooms—three with ensembles
- Sought after location
- Close to local amenities
- Enclosed large garden area
- Large driveway for parking
- Modern design throughout
- Nearby schools and parks
- Quiet residential area
- EV charging point
- Air source heat pump



Total: 1508 sq. Ft, 141 m²
 Ground Floor: 814 sq. Ft, 76 M², 1st Floor: 694 sq. Ft, 65 m²
 Excluded Areas: Garage: 186 sq. Ft, 17 M², Low Ceiling: 67 sq. Ft, 6 M², Walls: 162 sq. Ft, 14 m²
 All Measurements Are Approximate And For Display Purposes Only



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		
(92 plus) A			(92 plus) A	94	95
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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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