



**Premier
Properties**
Perth



Larchwood House Tullibardine, Auchterarder, PH3 1JU

£2,000 Per Calendar Month



Set over two levels, the accommodation comprises a welcoming entrance hall leading to a bright and spacious open-plan living room, complete with a charming wood-burning stove. The stylish, contemporary kitchen provides ample space for a large dining table and chairs, creating the perfect hub for family life and entertaining, with doors opening directly onto the beautiful rear garden. The ground floor also benefits from a useful WC and a versatile study, which could alternatively be utilised as a fourth bedroom.

On the upper floor are three generously proportioned double bedrooms, each enjoying the luxury of its own ensuite bathroom. The property also benefits from excellent storage solutions throughout.

Externally, the home occupies an impressive plot within a quiet and desirable residential setting. The generous garden grounds are predominantly laid to lawn and feature a spacious patio area, ideal for outdoor dining, entertaining and relaxing during the warmer months. A substantial driveway provides off-street parking for several vehicles and leads to the attached garage. There is an EV charger.

Warmth is provided via an air source heat pump and double glazing throughout.

This exceptional family home offers a rare combination of space, quality and location. Viewing is highly recommended to fully appreciate the generous accommodation and superb lifestyle on offer.

- 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

Landlord Registration Number: Pending

LARN1907010

EPC: C

Council Tax Band: F

Available 1st November 2026



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			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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