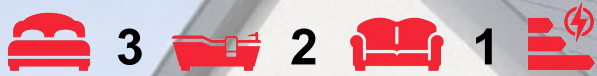




**Premier
Properties**
Perth



. The Lillies, Burrelton, PH13 9QB
Offers Around £450,000



- Newly built three-bedroom detached bungalow
- Energy-efficient home with air source heat pump
- Two modern bathrooms
- Open plan living
- Quiet village location
- Three generously sized bedrooms
- Situated on a fantastic-sized plot in a peaceful and private setting.
- Close to local amenities
- Single garage





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

PROPOSED ROOF PLAN

PROPOSED GROUND FLOOR PLAN

POWER LEGEND	
Lighting	...
Power	...
Water	...
Drainage	...
Structural	...
Other	...

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.