



**Premier  
Properties**  
Perth



## Little Firs , Perth, PH1 3SU Offers Over £299,950

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Offering spacious accommodation across a single level, this impressive home features a welcoming entrance hall, a well-appointed kitchen with integrated appliances and French doors opening to the rear garden, a formal dining room, and a bright and airy living room. There are three comfortable double bedrooms, including a principal bedroom with en-suite, a stylish family bathroom, and two additional versatile rooms—perfect for use as further bedrooms, a home office, or a family room.

One of the standout features of this property is its idyllic location. Surrounded by mature garden grounds which are mainly laid to lawn, the setting provides a true sense of privacy and tranquility. Ample off-street parking is available via a large driveway, which leads to a detached garage equipped with power and lighting.

Early viewing is highly recommended as this property is rare to the market.

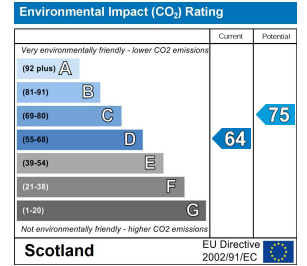
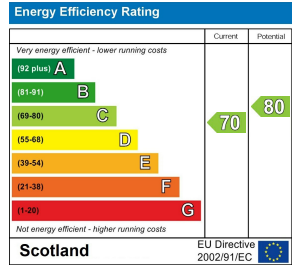
- 4/5 Bedrooms
- Attractive Village Location
- Beautifully Styled
- Close To All Local Amenities
- Detached Bungalow
- Gas Central Heating
- Private Driveway





**Little Firs, Methven, PH1 3SU**

TOTAL: 158 m<sup>2</sup>  
 FLOOR: 1: 158 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 18 m<sup>2</sup>, PORCH: 3 m<sup>2</sup>, BAY WINDOW: 0 m<sup>2</sup>,  
 WALLS: 12 m<sup>2</sup>  
 Measurements Deemed Highly Reliable But Not Guaranteed



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