



Little Firs, Perth, PH1 3SU Offers Over £329,950



4



2



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

FLOOR 1: 158 m²
EXCLUDED AREAS: GARAGE: 18 m²; PORCH: 3 m², BAY WINDOW: 0 m²,
WALLS: 12 m²

Measurements Deemed Highly Reliable But Not Guaranteed

Premier Properties Perth



| 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 | |



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