



**Premier
Properties**
Perth



1 Culloden House Court , Perth, PH1 3LU Offers Over £499,950

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The spacious accommodation is set over two levels and comprises of welcoming and bright entrance hall, downstairs shower room with floor to ceiling tiling, open plan kitchen/dining room/family room with integrated appliances making it the perfect space for socialisation and relaxation and provides access to the garden. A utility room is located off the kitchen with space for white goods. Access to the double garage is available internally. Stairs from the entrance hall lead up to a living room which is the heart of the home & benefits from a wood burning stove and sliding doors to the outside patio. Completing the ground floor is a versatile room which could be a study/bedroom 5.

To the upper level, there are 4 double bedrooms. Bedroom 1 & 2 with ensuite and a family bathroom.

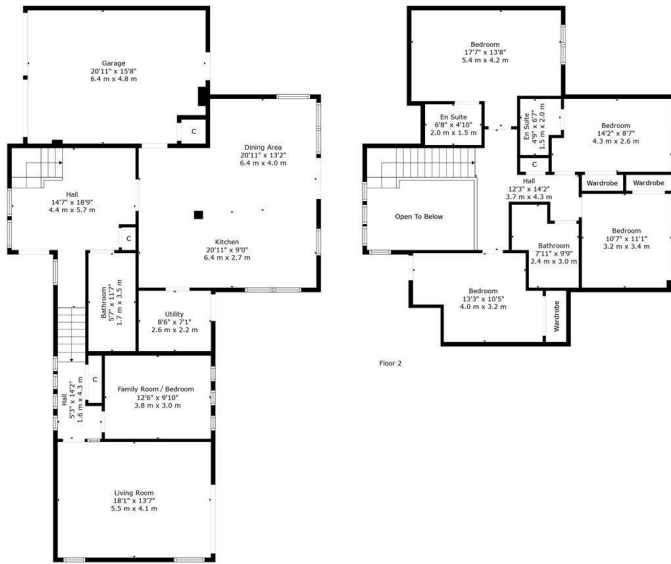
Externally the property is set on an exclusive plot which offers privacy with countryside views. A driveway provides parking for a number of cars and has a double garage. The garden grounds are mainly laid to lawn with two patio areas which makes the perfect spot in the summer months. The summerhouse is included within the sale.

Location: Set in the desirable area of Pitcairngreen this property is perfectly situated for those looking to be within easy reach of Perth with all its amenities without compromising the benefits of a quiet residential area. Its friendly and active community is centred around the village hall and the local inn. A shop, church and Post Office can be found less than a mile away in Almondbank along with Pitcairn Primary School.

Perth is only 5 miles away with a comprehensive range of shops, professional services, bars and restaurants as well as art galleries, a theatre, a concert hall, cinema and Scone Palace which hosts a variety of events each year. Leisure facilities include a swimming pool, ice rink and two sports centres. Perth is often referred to as a gateway to the highlands and for those who enjoy outdoor pursuits, the rivers, hills and lochs of the highlands offer a whole variety of outdoor activities.


- 5 Bedrooms
- Double Glazing
- Sought After Location
- Gas Central Heating
- Landscaped Garden
- Village Location






TOTAL: 2081 sq. ft, 193 m²
 FLOOR 1: 790 sq. ft, 72 m², FLOOR 2: 1301 sq. ft, 121 m²
 EXCLUDED AREAS: GARAGE: 317 sq. ft, 29 m², LOW CEILING: 65 sq. ft, 6 m², ** 100 sq. ft, 9 m²
 All Measurements Are Calculated By Cubicase Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		80	
(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			86
(81-91) B		80	
(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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