



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



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 m²
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



Map data ©2026

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

70

EU Directive 2002/91/EC

CO2 Range	Percentage of Scotland's energy supply	Rating
(92 plus)	0%	A
(81-91)	1%	B
(69-80)	2%	C
(55-68)	10%	D
(39-54)	20%	E
(21-38)	30%	F
(1-20)	40%	G
Not environmentally friendly - higher CO2 emissions		



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