



**Premier
Properties**
Perth



Lluonnik Lodge , Perth, PH2 8QL

Offers Over £395,000

 **4**  **3**  **1**  **C**

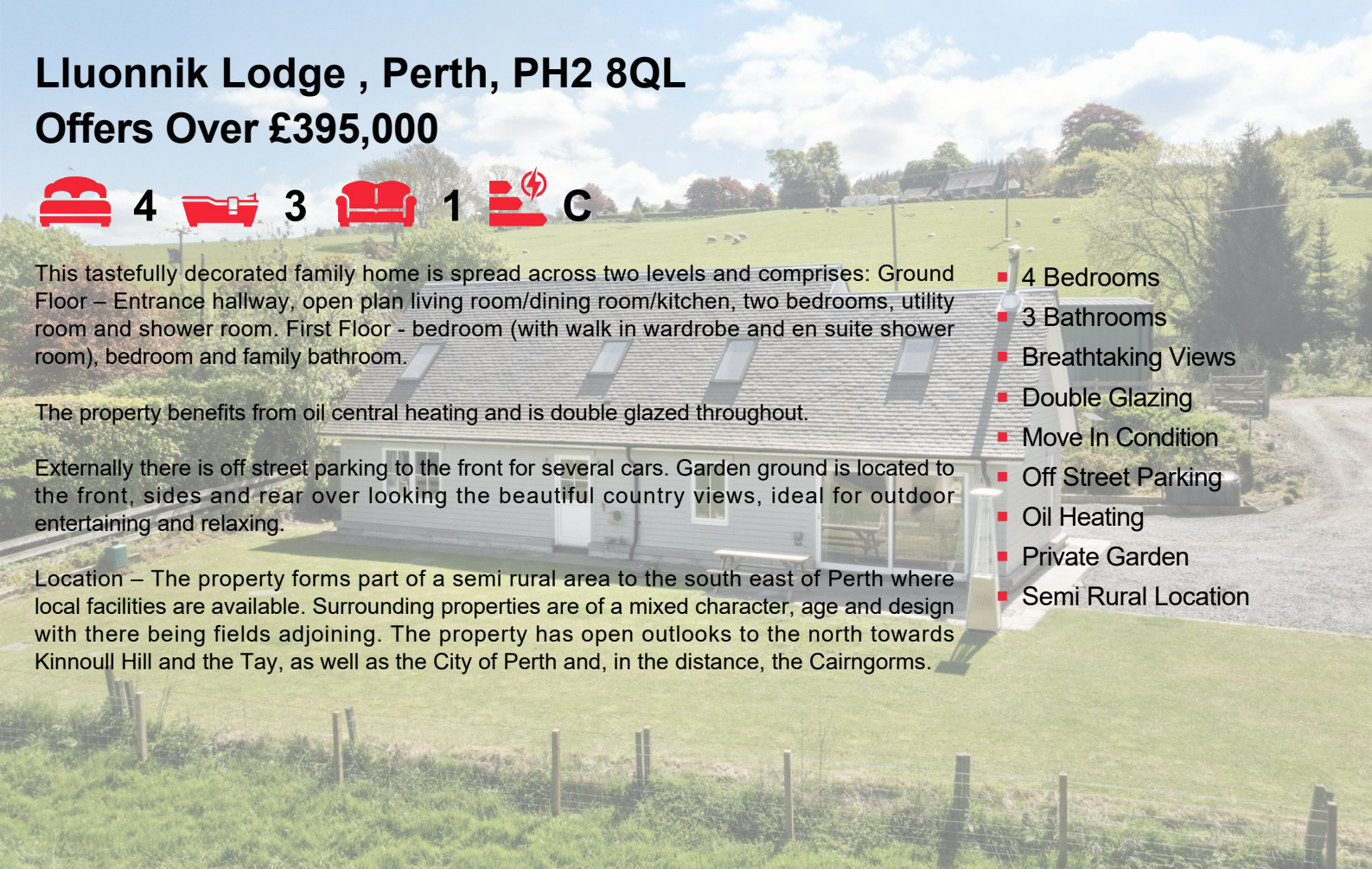
This tastefully decorated family home is spread across two levels and comprises: Ground Floor – Entrance hallway, open plan living room/dining room/kitchen, two bedrooms, utility room and shower room. First Floor - bedroom (with walk in wardrobe and en suite shower room), bedroom and family bathroom.

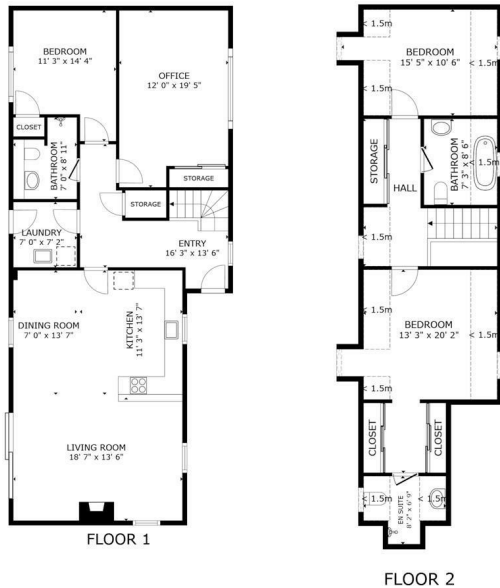
The property benefits from oil central heating and is double glazed throughout.

Externally there is off street parking to the front for several cars. Garden ground is located to the front, sides and rear over looking the beautiful country views, ideal for outdoor entertaining and relaxing.

Location – The property forms part of a semi rural area to the south east of Perth where local facilities are available. Surrounding properties are of a mixed character, age and design with there being fields adjoining. The property has open outlooks to the north towards Kinnoull Hill and the Tay, as well as the City of Perth and, in the distance, the Cairngorms.

- 4 Bedrooms
- 3 Bathrooms
- Breathtaking Views
- Double Glazing
- Move In Condition
- Off Street Parking
- Oil Heating
- Private Garden
- Semi Rural Location





GROSS INTERNAL AREA
FLOOR 1 1,190 sq.ft. FLOOR 2 460 sq.ft.
EXCLUDED AREAS: REDUCED HEADROOM 171 sq.ft.
TOTAL: 1,649 sq.ft.
All Measurements Are Calculated By Cubicasa 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			89
(81-91) B			
(69-80) C		79	
(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			78
(81-91) B			
(69-80) C		75	
(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	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.