



**Premier  
Properties**  
Perth



## Little Firs , Perth, PH1 3SU Offers Over £339,950

 4  2  null  C

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



| 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  |  | 70      | 80        |
| EU Directive 2002/91/EC   |  |         |           |
|  |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                      |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions                     |  |         |           |
| Scotland  |  | 64      | 75        |
| 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.