



**Premier  
Properties**  
Perth



**Cloandene , Perth, PH2 9ET**

**Offers Over £379,950**



The accommodation is set over two levels and offers well-proportioned and flexible living space throughout. The ground floor comprises a welcoming entrance hall, a bright living room with a feature fireplace, a modern open-plan kitchen/dining area, a versatile fourth bedroom or study, and a convenient W.C.

Upstairs, you will find three further spacious bedrooms, all benefiting from excellent storage solutions. A dedicated dressing room adds to the practicality of the upper level, along with a well-appointed family bathroom that completes the accommodation.

The property is set on a generous plot, offering peaceful and private living. Ample parking is available via a large driveway with space for multiple vehicles. The surrounding garden grounds are mainly laid to lawn, providing a spacious and versatile outdoor area ideal for family life or entertaining.

- 4 spacious bedrooms
- Located in Forgandenny
- Ideal family home
- Close to local amenities
- Easy access to transport
- Charming village setting
- Viewing highly recommended
- Perfect for entertaining
- Sizeable plot



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F	29	(21-38) F	41
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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