



**Premier
Properties**
Perth



Knockerb , Perth, PH1 3LU

Offers Over £539,000

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Set over three spacious levels, the property combines classic features with modern living, and boasts flexible accommodation to suit a variety of needs.

Ground Floor:

Step through the welcoming entrance hall into a bright and airy lounge, featuring dual aspect windows and elegant French doors that open onto the patio and generous gardens — perfect for relaxing or entertaining. A separate dining room (or potential fifth bedroom) adds versatility, while the well-appointed kitchen/diner offers ample space, complete with room for a dining table and chairs. A convenient W.C. completes the ground floor layout.

First Floor:

On the 1st floor, you'll find two spacious double bedrooms, one of which boasts a stylish en-suite shower room. A contemporary family bathroom serves this level, making it an ideal space for growing families or guests.

Second Floor:

The 2nd floor comprises two generously sized double bedrooms, both benefiting from excellent built-in storage solutions, ideal for modern family living.

Externally:

The property sits on a generous plot, with private gardens, mature planting, and a sunny patio area. The peaceful rural setting offers a tranquil lifestyle while still being within easy reach of local amenities and transport links. Off street parking is available.

Outbuildings- Situated within the garden there is a range of outbuildings which include a double garage, utility room, small office and studio. There is water and electricity provided and it is understood that these outbuildings have their own independent electric supply. There is also a summer house and timber shed which are powered by an off grid solar system. There is an electric car charger located on the outside of the garage wall.

Contents may be available to purchase by separate negotiation

- Spacious 4/ 5-bedroom house
- Stunning period features
- Located in Pitcairngreen
- Ideal family home
- Close to Perth amenities
- Easy access to transport
- Quiet village setting
- Viewing highly recommended
- Rare to the market



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	65	(55-68) D	75
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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