



**Premier  
Properties**  
Perth



## Cloandene , Perth, PH2 9ET

### Offers Over £379,950

 4  1  2  F

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			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		50		41	57
		29			
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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