Premier Properties
Perth

Larchwood House Tullibardine, Auchterarder, PH3 1JU
£2,000 Per Calendar Month

4 3 2 C

Set over two levels, the accommodation comprises a welcoming entrance hall leading to a bright and spacious open-plan living room, complete with a charming wood-burning stove. The stylish, contemporary kitchen provides ample space for a large dining table and chairs, creating the perfect hub for family life and entertaining, with doors opening directly onto the beautiful rear garden. The ground floor also benefits from a useful WC and a versatile study, which could alternatively be utilised as a fourth bedroom.

On the upper floor are three generously proportioned double bedrooms, each enjoying the luxury of its own en-suite bathroom. The property also benefits from excellent storage solutions throughout.

Externally, the home occupies an impressive plot within a quiet and desirable residential setting. The generous garden grounds are predominantly laid to lawn and feature a spacious patio area, ideal for outdoor dining, entertaining and relaxing during the warmer months. A substantial driveway provides off-street parking for several vehicles and leads to the attached garage. There is an EV charger.

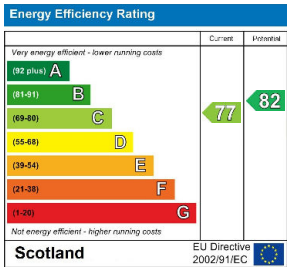
Warmth is provided via an air source heat pump and double glazing throughout.

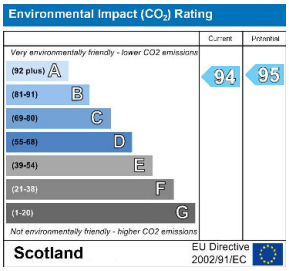
This exceptional family home offers a rare combination of space, quality and location. Viewing is highly recommended to fully appreciate the generous accommodation and superb lifestyle on offer.

Landlord Registration Number: Pending
LARN1907010
EPC: C
Council Tax Band: F

Available 1st November 2026

- Four spacious bedrooms- three with ensuites
- Sought after location
- Close to local amenities
- Enclosed large garden area
- Large driveway for parking
- Modern design throughout
- Nearby schools and parks
- Quiet residential area
- EV charging point
- Air source heat pump





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.

45 King Street, Perth, PH2 8JB
T. 01738 442255 | **E.** lettings@premierpropertiesperth.co.uk
www.premierpropertiesperth.co.uk