



**Premier
Properties**
Perth

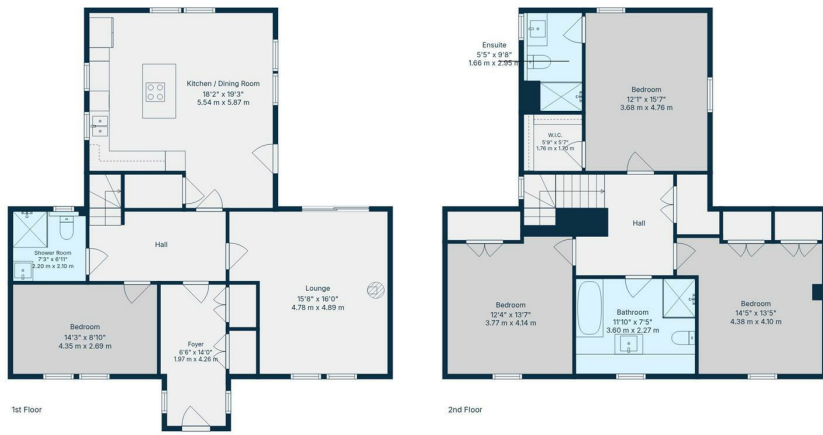


Lindun Manse Road, Pitlochry, PH16 5EP
Offers Over £499,950

 4  3  2  B

- 4 spacious bedrooms
- 3 modern bathrooms
- High quality fixtures and fittings
- Located in charming Moulin
- Close to Pitlochry amenities
- Ideal family home
- Air source heat pump
- Quiet area
- Fantastic sized plot





LINDUN, MANSE ROAD, MOULIN, PILOCHRY, PH16 5EP

Total: 1930 sq. Ft. 179 m²
 1st Floor: 980 sq. Ft. 91 M², 2nd Floor: 950 sq. Ft. 88 m²
 Excluded Areas: Walls: 153 sq. Ft. 14 m²
 All Measurements Are Approximate And For Display Purposes Only



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		83	86
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		96	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland			
EU Directive 2002/91/EC			



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