



**Premier
Properties**
Perth



Larchwood House Tullibardine, Auchterarder, PH3 1JU Offers Over £479,995

 4  3  2  C

- Four spacious bedrooms—three with ensembles
- 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



Total: 1508 sq. Ft. 141 m²
 Ground Floor: 814 sq. Ft. 76 M², 1st Floor: 694 sq. Ft. 65 m²
 Excluded Areas: Garage: 186 sq. Ft. 17 M², Low Ceiling: 67 sq. Ft. 6 M², Walls: 162 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			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	82
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		94	95
Scotland		EU Directive 2002/91/EC	



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