



**Premier
Properties**
Perth



Lynnhurst Perth Road, Perth, PH2 9LW

Offers Over £299,950

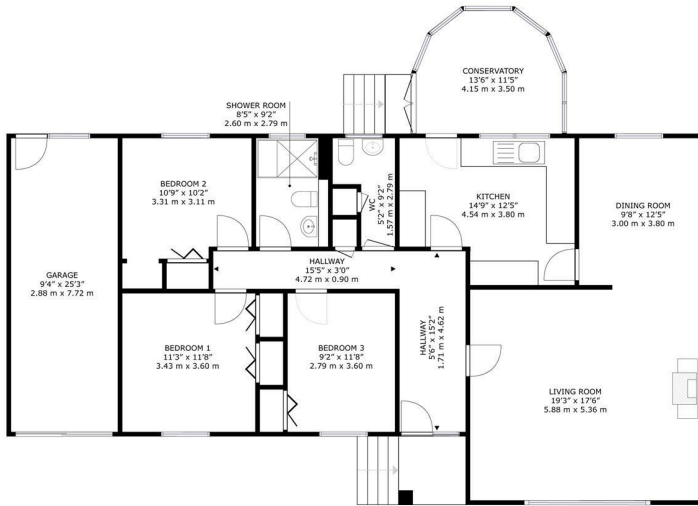


This spacious bungalow is designed for easy living, featuring a bright and welcoming entrance hall that leads into an open plan living room and dining area, perfect for entertaining family and friends. The kitchen, which boasts a conservatory off it, provides a lovely space for casual dining or enjoying the garden views. The property includes three well-proportioned bedrooms, ensuring ample space for relaxation, along with a wet room equipped with a WC and toilet.

Comfort is assured with oil central heating and double-glazed windows throughout, making this home warm and inviting all year round. The bungalow is set on a generous plot, featuring a large mono bloc driveway that accommodates multiple vehicles and leads to a spacious single garage. The garden grounds, which encompass the front, side, and rear of the property, offer a delightful outdoor space, with the rear garden primarily laid to lawn, providing an ideal setting for outdoor activities or simply enjoying the tranquillity of the surroundings.

- 3 bedrooms
- Detached bungalow
- Open-plan living area
- Oil central heating
- Large mono bloc driveway
- Private rear garden
- Close to local amenities
- Near major transport links
- Viewing recommended





Lynnhurst, Perth Road, Abernethy, PH2 9LW

GROSS INTERNAL AREA
TOTAL: 1753 sq.ft, 163 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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			
		38	65
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			
		40	65
Scotland		EU Directive 2002/91/EC	



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