

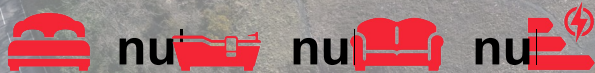


**Premier
Properties**
Perth



Forgandenny House , Perth, PH2 9ES

Offers Over £135,000



Location: Forgandenny is a wonderful rural village south of Perth centred around the highly regarded Independent Strathallan School. The village is surrounded by picturesque countryside yet has immediate access to nearby towns and cities.

Forgandenny has a primary school and a Church originally of Norman origin and offers a bus service to Perth. Strathallan School, an independent boarding and day school for boys and girls aged 9–18, is located nearby in a 153 acre campus. Further private schooling in the area includes Craigclowan, Kilgraston, Dollar Academy, St Leonards, Morrison's Academy, Ardvreck and Glenalmond. Secondary public schooling is also available in Perth.

The nearby City of Perth has an excellent range of independent and national retailers, professional services and leisure facilities. Perth also boasts a concert hall, several art galleries and a racecourse.

Edinburgh can be reached in approximately 45 minutes via the M90 and Glasgow in approximately 1 hour via the A9, both with international airports. Mainline rail and bus connections can also be found in Perth.

Planning application number-

22/01172/FLL

Full details can be found at <https://planningapps.pkc.gov.uk/online-applications/search.do?action=simple&searchType=Application>

** Full planning permission and building warrant in place**

- Close to local amenities
- Desirable Area
- Rural Location



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		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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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.