



**Premier
Properties**
Perth



Little Firs , Perth, PH1 3SU Offers Over £299,950

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Offering spacious accommodation across a single level, this impressive home features a welcoming entrance hall, a well-appointed kitchen with integrated appliances and French doors opening to the rear garden, a formal dining room, and a bright and airy living room. There are three comfortable double bedrooms, including a principal bedroom with en-suite, a stylish family bathroom, and two additional versatile rooms—perfect for use as further bedrooms, a home office, or a family room.

One of the standout features of this property is its idyllic location. Surrounded by mature garden grounds which are mainly laid to lawn, the setting provides a true sense of privacy and tranquility. Ample off-street parking is available via a large driveway, which leads to a detached garage equipped with power and lighting.

Early viewing is highly recommended as this property is rare to the market.

- 4/5 Bedrooms
- Attractive Village Location
- Beautifully Styled
- Close To All Local Amenities
- Detached Bungalow
- Gas Central Heating
- Private Driveway





Little Firs, Methven, PH1 3SU

TOTAL: 158 m²
FLOOR: 1: 158 m²
EXCLUDED AREAS: GARAGE: 18 m², PORCH: 3 m², BAY WINDOW: 0 m²,
WALLS: 12 m²
Measurements Deemed Highly Reliable But Not Guaranteed



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		70	80
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		64	75
EU Directive 2002/91/EC			



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