



**Premier
Properties**
Perth



New Build , Perth, PH1 3NE Offers over £389,500



The property is situated around 6 miles west of Perth close to the villages of Tibbermore and Methven. The City of Perth offers all of the every day shopping and recreational facilities required. The property is located within within close proximity of Gleneagles golfing resort and the picturesque town of Crieff. With excellent road links commuting distance to the capital city of Edinburgh and Glasgow is approximately 45 minutes. There is a local Primary School in the nearby village of Madderty. The school bus runs a service from within the hamlet of Balgowan.

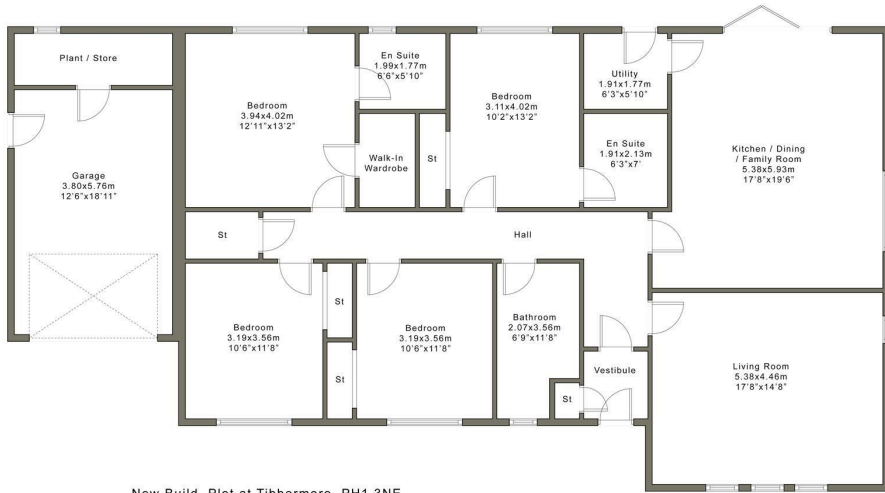
Accommodation comprises: Entrance hallway, four double bedrooms, two en-suites, walk in wardrobe, family bathroom, living room, kitchen/dining/family area and utility.

Externally the property sits on a sizeable plot of approximately an acre. There is off road parking leading to a single integral garage with store to the rear.

The builders are flexible on the finishing touches to the property and can offer the new buyer a choice of Kitchen, Bathroom and tiling if required.

- New Build
- Four Double Bedrooms
- Large Lounge
- Dining/Family Kitchen
- Large Garden
- LPG Central Heating
- Lovely Location
- Close to Perth





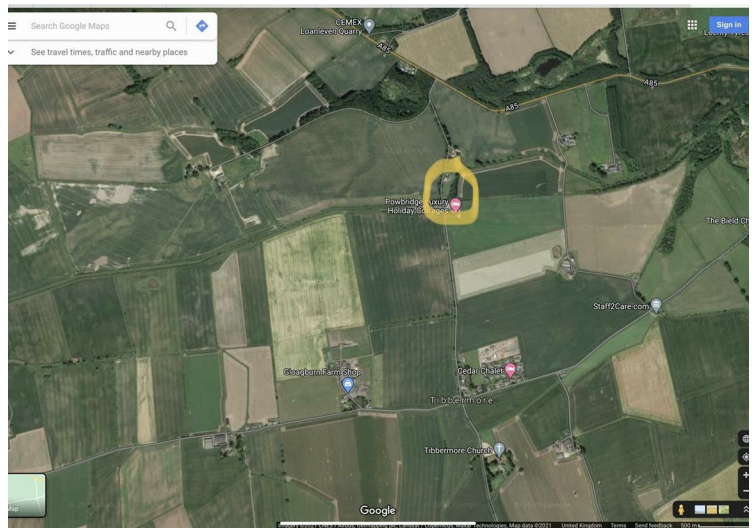
New Build, Plot at Tibbermore, PH1 3NE

Plan not to scale.
For illustrative 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	
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	



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