



**Premier
Properties**
Perth



Kintallen Perth Road, Crieff, PH7 3LR

£1,200 Per Calendar Month



This spacious bungalow offers a well-designed layout that maximises the available living space. The accommodation comprises an entrance porch, large hallway, and a bright open-plan living and dining area with patio doors leading out to the garden. The property also features a generous family-sized kitchen, a separate utility room, a family bathroom, and two large double bedrooms with built-in storage, one of which benefits from an en-suite bathroom.

The property is ideally suited to a couple or small family and benefits from double glazing and gas central heating throughout, creating a warm and comfortable living environment.

A particular highlight of the property is the outdoor space, which includes a private driveway, garden area and a small garage. The bungalow is also situated in a particularly scenic area of Crieff, overlooking the beautiful Crieff Golf Course, offering attractive views and a peaceful setting.

The property is offered unfurnished but does include white goods.

Situated in the popular town of Crieff, the property is surrounded by attractive countryside and a welcoming community. The town offers a range of local shops, cafés and leisure facilities, along with a rich sense of history. Whether you enjoy outdoor walks or convenient access to local amenities, Crieff provides an excellent balance of lifestyle and convenience.

Council Tax Band: E
EPC: C
Landlord Registration Number: 1793045/340/20261
LARN1907010

Available Mid March.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			Not environmentally friendly - higher CO ₂ emissions		
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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