



## Garden Cottage Dunbarney Estate, Perth, PH2 9ED £1,800 Per Calendar Month



This attractive property is offered on an unfurnished basis only. The accommodation comprises:  
Ground Floor - Entrance hallway, open-plan kitchen/lounge with Aga oven and working fireplace, conservatory, 2nd living room, modern bathroom and shower room, 3 double bedrooms with good storage.

Fist Floor - Spacious landing and 2 double bedrooms.

Warmth is provided via LPG gas central heating and partial double glazing. Externally the property boasts surrounding garden grounds, private parking and magnificent views over the surrounding countryside.

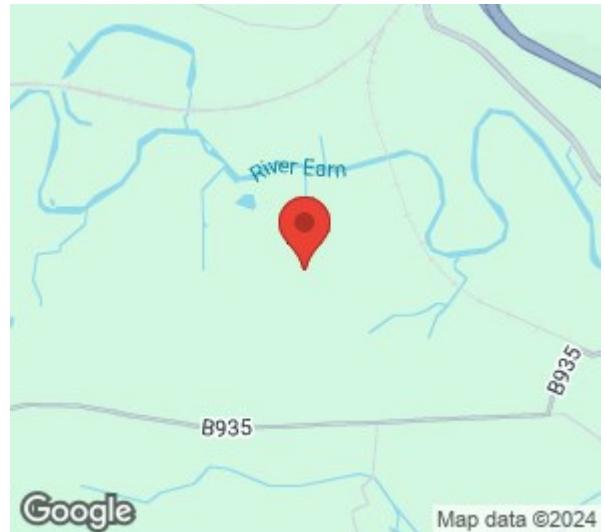
**Location:** Dunbarney Estate enjoys a blend of rural tranquility and urban convenience, making it an ideal choice for those seeking a peaceful lifestyle without sacrificing access to city amenities. The M90 motorway is also just a stone throw away, allowing easy access for commuters to Edinburgh, Glasgow & Dundee. For families there are excellent public and private schools nearby, particularly Strathallan School which is located just 1 mile away.

Council Tax Band: E

EPC: D

Landlord registration number: Pending

LARN1907010



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



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