



**Premier
Properties**
Perth



Moss-Side Farm Cottage , Methven, PH1 3RH

£1,100



We are delighted to bring to the rental market this stunning 3 bedroom detached house situated in a peaceful location set back from the A85 by Methven, just 8 miles from Perth city centre.

Property Features: Spacious kitchen and dining area, Bright living room with cosy log burner, two double bedrooms, one single bedroom – ideal as a home office, family bathroom, separate W/C, useful utility area.

Externally, the property benefits from a large private driveway and surrounding gardens, offering plenty of outdoor space to enjoy. Warmth is provided via oil central heating and double glazing throughout. Accommodation is offered on an unfurnished basis only.

Council Tax Band: C

EPC: D

LARN: 1907010

Landlord Registration: 911002/340/13081

Available Immediately.



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



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