



3 Balgarvie Farm Cottages, Scone, PH2 6NS £800 Per Calendar Month



This property has excellent views and the local Park & Ride, local shops and doctors surgery are all within walking distance.

The property is perfectly located for local country walks and a stone throw away from Sidlaw Hills, Ducheny & Kinnoull Woods.

Accommodation comprises; Entrance Hallway, Lounge, Kitchen, 2 Double Bedrooms, Bathroom & separate WC.

Warmth is provided via gas central heating and double glazing. Externally the property boasts private parking and large private garden.

EPC: E

Council Tax Band: B

LARN1907010

Landlord Registration Number: 403512/340/13391

Available November 2024

- Large Garden
- Close to City
- 2 Double Rooms
- Gas Central Heating
- Country Walks
- Off Street Parking



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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.