



**Premier
Properties**
Perth



3 Balgarvie Farm Cottages, Scone, PH2 6NS

£800 Per Calendar Month

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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.

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

EPC: E
Council Tax Band: B
LARN1907010
Landlord Registration Number: 403512/340/13391

Available November 2024





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	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		
		80		77	
	55			49	
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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