



**Premier
Properties**
Perth



3B Tummel Crescent, Pitlochry, PH16 5DF £1,600 Per Calendar Month

 3  3  1  A

Accommodation is offered on a furnished basis and comprises:

Ground Floor; entrance porch, lounge, kitchen, double bedroom, bathroom & en-suite shower room.

First Floor; 2 double bedrooms & shower room.

Looking out the bright double glazed windows there are amazing views up the river Tummel on to the Pitlochry Hydro Dam. There is also a local train station and excellent bus routes North and South of the A9. The town also benefits from a primary and secondary school.

Substantial investments have been made into this property to make it an extraordinarily energy efficient family home. The property boasts a rare 'A' Energy Performance rating boosted by its solar panels & Tesla powerwall. Warmth is provided via gas central heating and double glazing throughout.

Externally there are private front and rear gardens, mainly laid to lawn and a patio area. There is also an access gate from the rear garden directly onto a woodland walk along the banks of the River Tummel. There is a private driveway for several vehicles with an EV charging point.

Council Tax Band: D

EPC: A

Landlord Registration Number: 1792951/340/21112

LARN1907010

No Pets.

Available NOW



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		94	100
(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		77	85
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.