



**Premier  
Properties**  
Perth



## The Range Heughfield Road, Perth, PH2 9BH

### £1,600 Per Calendar Month

 4  3  2  C

Bridge of Earn is a popular village catering for the needs of all ages, situated just 3 miles from the City of Perth. There are regular bus links to Perth City Centre and easy access to the M90 motorway linking all major cities. There are a variety of local amenities available within the village including Co-op store, bakery, hairdressers, children's nursery and a selection of restaurants. There is also a local primary school and various local private schools including Kilgraston, Strathallan and Craigclowan.

#### Accommodation:

Entrance porch, spacious hallway with excellent storage, bright living room, dining room, fitted kitchen with white goods, utility room, study, 4 double bedrooms, 1 single bedroom, WC, 1 family bathroom & 1 en-suite shower room.

The property is offered on an unfurnished basis only, however all bedrooms include fitted wardrobes.

Warmth is provided via gas central heating and double glazing throughout. Externally, there is a large private garden, single garage and off-street parking for multiple vehicles.

Council Tax Band: G

EPC: C

Landlord Registration Number: 304728/340/17531

LARN1907010

Available NOW

- Detached Bungalow
- 5 Bedrooms
- 2 Bathrooms
- Spacious Garden Grounds
- Extensive Off-Street Parking
- GCH
- DG
- Single Garage
- Unfurnished
- Close to local shops & schools



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	70	76	(55-68) D
(38-54) E			(38-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>
			EU Directive 2002/91/EC



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