



## 1 Ruthven Park, Perthshire, PH3 1BQ

**£725 Per Calendar Month**



The flat boasts a well-designed layout, making the most of its space. With two spacious bedrooms, family bathroom and kitchen. The property is ideal for small families or couples and also features double glazing throughout, ensuring a warm and quiet environment, perfect for relaxation after a long day.

One of the standout features of this flat is the private parking, a rare find in many urban settings. This added convenience allows for easy access to your vehicle, making trips to nearby attractions or commuting along the A9 a breeze.

Warmth is provided by electric storage heating and is unfurnished.

Living in Auchterarder means you are surrounded by beautiful landscapes and a friendly community. The town is known for its rich history and offers a variety of local shops, cafes, and recreational activities. Whether you are looking to enjoy a leisurely stroll in the countryside or indulge in the local culture, this location has something for everyone.

Council Tax Band: B

EPC: D

Landlord Registration Number: 88804/340/11540

LARN1907010

No Pets

Available February 2026

- Double Glazing
- Off Street Parking
- Popular Town Location
- Spacious Rooms
- In Built Storage



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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