



**Premier  
Properties**  
Perth



## **3 Park Terrace West, Scone, PH2 6JY**

### **£1,250 Per Calendar Month**

 **4**  **1**  **1**  **D**

#### **Accommodation:**

Ground Floor - Entrance hallway, living room with French doors to garden, kitchen diner with white goods and dining room which could also be used as a 4th bedroom.

First Floor - 3 double bedrooms, family bathroom with separate bath and shower.

Warmth is provided via gas central heating and double glazing throughout. Externally there is a private driveway to the front, and a private garden with 2 sheds to the rear.

Scone offers a vast array of amenities including a local primary school, Co-op and Tesco supermarkets, post office and restaurants/bars.

Council Tax Band: C

EPC: D

Landlord Registration Number: 665277/340/13021

LARN1907010

Available NOW







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85	(92 plus) A		83
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63		(55-68) D	56	
(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 <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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