



**Premier
Properties**
Perth



Grahamsville Dunkeld Road, Blairgowrie, PH10 6RY £1,100 Per Month

 4  2  1  D

The accommodation comprises: entrance porch and hallway; lounge; kitchen; dining room; 3 double-bedrooms with built-in storage, 1 single bedroom, 1 ensuite and a family bathroom.

Warmth is provided through air source heat pump, oil heating and windows are double-glazed throughout.

Externally the property benefits from a long driveway and a patio area with shed spaces, a private low-maintenance front garden.

The property is a 10-minute walk or a short bus ride from Blairgowrie's thriving town centre which provides excellent day-to-day amenities including an excellent choice of cafes and restaurants; a wide range of specialist shops; primary and secondary schools; library; health centre; cottage hospital.

EPC: D
Council Tax Band: D
LARN1907010
Landlord Registration Number: ****PENDING****

Available NOW



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	81
(69-80) C		(69-80) C	
(55-68) D	56	(55-68) D	52
(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	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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