



Premier
Properties
Perth



The Old Cottage, Balgarvie, Perth, PH2 6NS

£1,000 Per Calendar Month



This property has excellent views and the local Park & Ride, local shops and doctors surgery are all within walking distance.

The property is perfectly located for local country walks and a stone throw away from Sidlaw Hills, Ducheny & Kinnoull Woods.

Accommodation comprises; Entrance hallway, kitchen, lounge with log burner, dining room, shower room and 2 double bedrooms.

Warmth is provided via electric storage heating. Externally the property boasts private parking and large, greenhouse, two outside stores and private front and rear gardens.

LARN1907010

EPC: F

Council Tax Band: C

Landlord Registration Number: 403512/340/13391

Available NOW



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
(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	



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