



**Premier
Properties**
Perth



174B High Street, Auchterarder, PH3 1AD £650 Per Calendar Month



Property comprises of; Entrance stairway, Open Plan Lounge/Kitchen, Shower Room and 2 Double Bedrooms.

Located adjacent to the A9 between Perth & Stirling, the village of Auchterarder is ideally located for both the commuter and those looking for a quieter lifestyle. Within walking distance there is a Co-op supermarket, primary and secondary school and an abundance of independent retailers to meet all your needs locally.

Externally the property benefits from free on-street parking. Warmth is provided via gas central heating and double glazing throughout.

No Pets.

EPC: C
Council Tax Band: B
Landlord Registration 379793/340/07051
LARN1907010

Available Mid July 2024



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC



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