



**Premier
Properties**
Perth



20 Main Street, Almondbank, PH1 3NJ

£900 Per Month



Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxing or entertaining guests. The spacious rooms throughout the house provide a sense of openness, allowing for a comfortable living experience. The property benefits from double glazing, ensuring warmth and tranquillity, while the gas central heating system guarantees a cosy atmosphere during the colder months. The kitchen space is large enough for a family dining table and there is a small room of the lounge that can be used for a study. From the lounge you have patio doors which give easy access to the back garden.

One of the standout features of this property is the large garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. It is an excellent area for hosting summer barbecues or unwinding after a long day.

Located in the picturesque village of Almondbank, this home is conveniently situated close to local amenities and transport links, making it an ideal choice for those who appreciate both rural charm and accessibility. This property presents a fantastic opportunity for anyone looking to settle in a welcoming community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this charming cottage your own.

- Town Centre Location
- Spacious Rooms
- Active Fire Place
- Double Glazing
- Large Private Garden
- On Street Parking

LARN1907010
Council Tax Band: D
EPC: D
Landlord Registration Number: 25075/340/10441

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		86	(92 plus) A		81
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(55-68) D		48
(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	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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