



**Premier
Properties**
Perth



2 Kincladie Place, Dunning, PH2 0SE £1,500 Per Month

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The interior of the bungalow has been recently modernised to a high standard, blending contemporary design with practical living spaces. The two reception rooms offer versatile areas for relaxation and entertainment, making it an ideal home for both quiet evenings and lively gatherings. The Attic has also been converted into a possible fourth bedroom with lounge area accessed by a Ramsey ladder.

Outside, the property features a large driveway, providing ample parking for multiple vehicles, along with a garage for additional storage or secure parking. The surrounding village of Dunning is known for its friendly community atmosphere and picturesque surroundings, making it a sought-after location for families and individuals alike.

Easy access to the A9 both North and Southbound with both Stirling and Perth only 20-25 minutes away.

Council Tax Band: B

EPC: C

Landlord Registration Number: ****Pending****
LARN1907010

Available Now

- Modernly Refurbished
- En Suite
- Large Driveway
- Garage
- Double Glazing
- Gas Central Heating





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	71		(69-80) C
(55-68) D			(55-68) D
(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



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