



**Premier  
Properties**  
Perth



## 5 Tower Buildings Station Road, Birnam, PH8 0DS £2,000 Per Calendar Month

 6  3  1  C

Upon entering, you will be greeted by a welcoming hallway that sets the tone for the rest of the house. The interior has been thoughtfully designed with traditional finishings, ensuring a stylish and functional environment for everyday living. The gas central heating system and multiple log burning stoves provide warmth and comfort throughout the seasons.

### Accommodation:

Ground Floor - Entrance Hallway, 2 Double Bedrooms (currently set up as offices), half-landing WC

Basement - 2 Double Bedrooms, both with en-suite shower rooms

1st Floor - Kitchen Diner, Living Room

2nd Floor - 1 Double Bedroom, 1 Single Bedroom, Shower Room

Externally there are communal garden grounds and private parking available.

The location is particularly advantageous, with close access to the train station, making commuting a breeze, as well as easy connections to the A9 for those who wish to explore further afield. The village itself is known for its friendly community and picturesque surroundings, offering a peaceful lifestyle while still being within reach of local amenities.

Council Tax Band: D

EPC: C

Landlord registration number: \*\*PENDING\*\*  
LARN1907010

Available July 2025





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84	(92 plus) A		81
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C	66	
(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 <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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