



**Premier  
Properties**  
Perth



## Rowan Cottage Dalreoch, Perth, PH2 0QJ

### £1,100 Per Calendar Month

 3  2  1  E

Accommodation comprises; Entrance Hallway, Kitchen Diner, Utility Room, Living Room, 3 Double Bedrooms, Bathroom & WC.

Warmth is provided via LPG gas central heating. Externally the property boasts private parking and large private garden. Water is provided via a private supply which has been tested.

LARN1907010

Landlord Registration Number: 40394/340/24230

Council Tax Band: D

EPC: E

Available June 2025

- Detached Cottage
- Unfurnished
- LPG GCH
- 3 Double Bedrooms
- Private Driveway
- Private Garden
- Private Water Supply
- Rural Location







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			(92 plus) A		91
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		56
(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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