



**Premier
Properties**
Perth



2 Pheasantry Cottage, Bridge of Earn, PH2 8PZ £750 Per Calendar Month



The property comprises; Entrance Hallway, Lounge, Kitchen, 2 Double Bedrooms and Bathroom.

Warmth is provided via modern electric heating, recently installed double glazing throughout & new front door.

Externally there is a private garden to the front and the rear of the property and boasts an abundance of private parking. There is also a private garage.

Landlord Registration Number: 383114/340/06151
LARN1907010
Council Tax Band: B
EPC: E

Available June 2025





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		83	(92 plus) A		67
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	44		(39-54) E	28	
(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			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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