






**Premier  
Properties**  
Perth



## 6 Cowden Way, Comrie, PH6 2NW

### £1,200 Per Month

 3  3    D

This delightful home offers three spacious bedrooms, perfect for family living, hosting guests, or creating a comfortable home office. The master bedroom benefits from the added luxury of an en suite bathroom, ensuring both privacy and convenience. With two bathrooms in total, busy mornings and family routines are made simple.

The modern, fully fitted kitchen is both stylish and practical, providing generous storage and workspace to cater to all your culinary needs. A separate dining room creates the ideal space for family meals and entertaining, while the bright conservatory offers a peaceful spot to relax and enjoy garden views throughout the year.

At the centre of the home is a welcoming living area with a charming wood-burning stove—perfect for cosy evenings and social gatherings.

Outdoors, the property features a large, private garden, ideal for leisure and outdoor activities. A double garage and off-street parking for up to two vehicles add further convenience.

Set against the stunning backdrop of Comrie, this home is surrounded by breathtaking scenery and a vibrant, welcoming community. The village offers an excellent range of local amenities, including a primary school, post office, petrol station, a variety of local shops, cafés and restaurants, as well as the well-known White Church, which also serves as a community hub.

Council Tax Band: F

EPC: D

Landlord Reference number: PENDING

LARN1907010

Available NOW





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		
(81-91) B			(81-91) B		
(69-80) C			(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 <sub>2</sub> emissions		
		78		60	74
	64				
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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