



**Premier
Properties**
Perth



12 Birch Row, Scone, PH2 6LF

£1,000 Per Calendar Month

 3  1  1  C

Accommodation comprises: Entrance stairway with excellent storage, Living room/ dining room, fitted kitchen with integrated fridge freezer, 2 double bedrooms, 1 single bedroom and family bathroom

Warmth is provided via gas central heating and double glazing throughout. Externally, the property benefits from both a front and rear private garden.

The village of Scone offers a wide range of local amenities including Co-op supermarket, Tesco petrol station/shop, doctors, tennis club and takeaways/restaurants.

Council Tax Band: C

EPC: C

Landlord Registration Number: 504137/340/28072

LARN1907010

Available NOW



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		86	(92 plus) A		84
(81-91) B			(81-91) B		
(69-80) C		71	(69-80) C		69
(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		EU Directive 2002/91/EC



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