



**Premier
Properties**
Perth



11 Den Park, Abernethy, PH2 9JF £795 Per Calendar Month

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Externally there is a large, private garden with off street parking and access to a sizeable storage shed. The property is close to all local amenities including the local primary school and is only a short drive away from the City of Perth.

No Pets

LARN1907010

Landlord Registration number: 134652/340/27350

Council Tax Band: B

EPC: D

Available mid-November 2025

- 3 Double Bedroom
- Private Parking
- Unfurnished
- Private Garden
- Double GLazing





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			(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 ₂ emissions		
		81		37	61
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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