



**Premier
Properties**
Perth



Karibu Lodge Kinfauns, Perth, PH2 7JZ

£1,900 Per Calendar Month

 3  3  1  B

Spacious accommodation split over 2 levels features: Entrance hallway, open-plan kitchen/living room with log burning stove, utility room, 3 double bedrooms (2 with en-suites) & family shower room.

Externally there is a large private driveway and gardens surrounding the property. Warmth is provided via a ground source heat pump and double glazing throughout. Accommodation is offered on an unfurnished basis only, however integrated white goods are included.

Council Tax Band: G
EPC: B
LARN1907010
Landlord Registration Number: 391410/340/21391

Available mid-November 2025

- Detached House
- Quiet Location
- 3 Double Bedrooms
- 2 En-Suites
- Ground Source Heating
- Double Glazing
- Private Garden
- Private Parking



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		94	(92 plus) A		95
(81-91) B	86		(81-91) B	88	
(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		
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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