

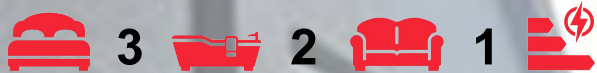


**Premier
Properties**
Perth



Moss-Side Farm Cottage , Perth, PH1 3RH

£1,100



We are delighted to bring to the rental market this stunning 3 bedroom detached house situated in a peaceful location set back from the A90 by Kinfauns, just 4 miles from Perth city centre. The larger city of Dundee is also easily accessed via the A90, just 16 miles away.

Property Features: Spacious kitchen and dining area, Bright living room with cosy log burner, two double bedrooms, one single bedroom – ideal as a home office, family bathroom, separate W/C, useful utility area.

Externally, the property benefits from a large private driveway and surrounding gardens, offering plenty of outdoor space to enjoy. Warmth is provided via oil central heating and double glazing throughout. Accommodation is offered on an unfurnished basis only.

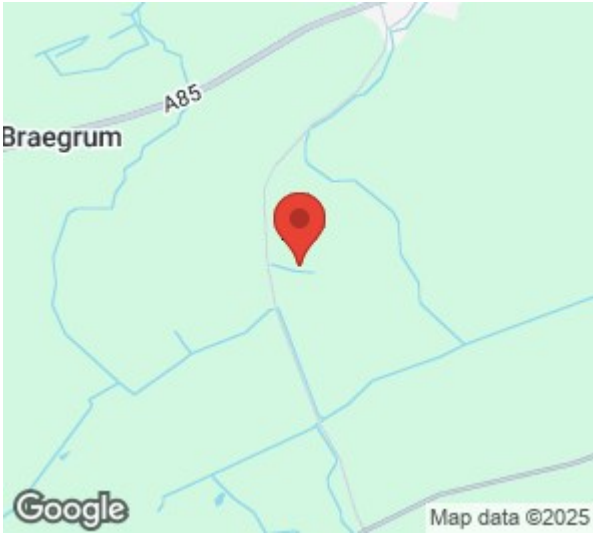
Council Tax Band: C

EPC: TBC

LARN: 1907010

Landlord Registration: 911002/340/13081

Available Immediately.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.