



**Premier
Properties**
Perth



3B Tummel Crescent, Pitlochry, PH16 5DF £1,600 Per Calendar Month

 3  1  1  A

Accommodation is offered on a furnished basis and comprises:

Ground Floor; entrance porch, lounge, kitchen, double bedroom, bathroom & en-suite shower room.

First Floor; 2 double bedrooms & shower room.

Looking out the bright double glazed windows there are amazing views up the river Tummel on to the Pitlochry Hydro Dam. There is also a local train station and excellent bus routes North and South of the A9. The town also benefits from a primary and secondary school.

Substantial investments have been made into this property to make it an extraordinarily energy efficient family home. The property boasts a rare 'A' Energy Performance rating boosted by its solar panels & Tesla powerwall. Warmth is provided via gas central heating and double glazing throughout.

Externally there are private front and rear gardens, mainly laid to lawn and a patio area. There is also an access gate from the rear garden directly onto a woodland walk along the banks of the River Tummel. There is a private driveway for several vehicles with an EV charging point.

Council Tax Band: D

EPC: A

Landlord Registration Number: 1792951/340/21112

LARN1907010

No Pets.

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	94	100	(92 plus) A		
(81-91) B			(81-91) B		85
(69-80) C			(69-80) C	77	
(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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