



**Premier  
Properties**  
Perth



## Flat 7, 94 Atholl Road, Pitlochry, PH16 5BL £1,000 Per Calendar Month



Accommodation is offered on a furnished basis and includes; Entrance Hallway with store cupboard, open plan kitchen/living room, 2 double bedrooms and shower room.

Looking out the bright Velux windows there are amazing views both front and back overlooking the surrounding countryside including Ben Vrackie, one of Perthshire's most popular Munros. Permits for on-street parking can be purchased from Perth & Kinross Council and there are excellent bus routes with stops just outside the property. There is also a local train station just a stone throw away from the front door.

Warmth is provided via gas central heating and double glazing throughout. The building benefits from a secure door entry system.

Council Tax Band: B  
EPC: D  
Landlord Registration Number: 505251/340/09082  
LARN1907010

Available End of May 2026.

- Top Floor Flat
- 2 Bedrooms
- Furnished
- DG
- GCH
- Secure Door Entry System
- Newly Refurbished
- Town Centre Location





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (38-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (38-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	67	69	70
Scotland		Scotland	
EU Directive 2002/91/EC		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.