



**Premier
Properties**
Perth



West Lodge Moncreiffe Estate, Bridge Of Earn, PH2 8PZ £700 Per Calendar Month

 1  1  1  G

Accommodation comprises; Entrance vestibule, modern kitchen, spacious lounge with open fire, 1 double bedroom and stunning bathroom.

Beyond the open fire, warmth is provided via newly installed Dimplex Quantum storage heaters and partial secondary glazing. Externally there is off-street private parking as well as extensive garden grounds with a large private shed.

LARN1907010

Landlord Registration Number: 51319/340/27250

Council Tax Band: B

EPC: G

Available November 2026

- Detached Gate House
- 1 Double Bedroom
- Unfurnished
- Electric Storage Heating
- Private Parking
- Private Garden
- Rural Setting
- Log Burning Stove





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		16	
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			76
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		20	
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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