





**Premier
Properties**
Perth



2 Kirklands, Abernethy, PH2 9LW £1,075 Per Calendar Month

 3  1  1  E

Accommodation is offered on a part-furnished basis and comprises:
Ground Floor - Entrance porch, Hallway, Lounge with double doors leading to decking, Kitchen Diner, 1 Double Bedroom and Bathroom.
1st Floor - Spacious Landing & 2 Double Bedrooms

Warmth is provided via Oil Central Heating and Double Glazing throughout. Externally the property benefits from private parking and a large private garden to the rear with spectacular views over the Ochil Hills.

No Pets

EPC: E
Council Tax Band: D
Landlord Registration Number: 1134658/340/08111
LARN1907010

Available July 2026

- Semi-Detached Cottage
- 3 Double Bedrooms
- Oil CH
- DG
- Private Driveway
- Large Garden
- Part-Furnished
- Quiet Village Location
- Amazing Views
- Not Pet Friendly





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		75	(55-68) D
(39-54) E	54		(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		EU Directive 2002/91/EC	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.