



**Premier
Properties**
Perth



25 Kincardine Road, Crieff, PH7 3BG

£525 Per Calendar Month



Property comprises: Bright and spacious Living Room, Kitchen, generously sized double bedroom with ample storage and bathroom.

One of the standout attributes of this property is a lovely private garden to the rear, which offers a serene outdoor space to enjoy the fresh air and natural beauty of the surrounding area.

With gas central heating, the flat promises warmth and comfort throughout the year. The quiet village location enhances the appeal, providing a sense of community while still being within easy reach of local amenities.

Council Tax Band: A

EPC: D

LARN1907010

Landlord Registration Number: 26894/340/07301

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(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		
	62	74		60	76
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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