



**Premier
Properties**
Perth



Larchgrove Main Street, Glenfarg, PH2 9NY

£1,400 Per Calendar Month

 4  2  2  C

Accommodation:

Ground Floor – Entrance hallway, spacious living room with multifuel fire, dining room, kitchen with gas range cooker, 3 double bedrooms and family bathroom with separate shower and bath.

1st Floor – 1 Double bedroom and modern shower room.

Externally the property boasts extensive off-street parking, enclosed wrap-around garden grounds with a variety of fruit trees, greenhouse, shed, woodstore, coal bunker and workshop. Furthermore, the property is served by a private septic tank which lowers the cost of council tax for the successful applicant.

Glenfarg has a variety of local amenities in the village which include a church, local shop, tennis courts, riding school and a primary school with nursery. There are also excellent bus links to surrounding areas.

LARN1907010

Landlord Registration Number: 1783252/340/13062

Council Tax Band: E

EPC: C

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		85	(92 plus) A		87
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C	74	
(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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