



**Premier
Properties**
Perth



Grovers Cottage Kirk Wynd, Abernethy, PH2 9JD

£1,050 Per Calendar Month

 **2**  **1**  **1**  **D**

Off the entrance hallway you are welcomed into a spacious reception room, which serves as the heart of the home. The wood-burning stove adds a touch of warmth and character, making it a perfect spot to relax during the cooler months. The shaker-style kitchen is both stylish and functional providing integrated fridge-freezer, dishwasher, and washing machine.

The bungalow also features a shaker-style bathroom, ensuring a fresh and contemporary feel throughout the home. The spacious rooms allow for plenty of natural light, creating an inviting atmosphere that is both comfortable and practical.

There is a spacious wrap around garden with shed space and built up patio and decking area. The upkeep of the garden will be included in the rent.

Located in a popular area, this property benefits from the tranquillity of village life while still being within easy reach of local amenities. Whether you are looking to enjoy leisurely walks in the surrounding countryside or the convenience of nearby shops and services, this bungalow offers the best of both worlds.

The property will be let on an unfurnished basis

Landlord Registration Number: 266792/340/01391

LARN1907010

Council Tax Band: C

EPC: D

NO PETS

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	91	93
(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		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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