



**Premier
Properties**
Perth



12 Birch Row, Scone, PH2 6LF

£1,000 Per Calendar Month



Accommodation comprises: Entrance stairway with excellent storage, Living room/ dining room, fitted kitchen with integrated fridge freezer, 2 double bedrooms, 1 single bedroom and family bathroom

Warmth is provided via gas central heating and double glazing throughout. Externally, the property benefits from both a front and rear private garden.

The village of Scone offers a wide range of local amenities including Co-op supermarket, Tesco petrol station/shop, doctors, tennis club and takeaways/restaurants.

Council Tax Band: C

EPC: C

Landlord Registration Number: 504137/340/28072

LARN1907010

Available NOW



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		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	
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC



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