

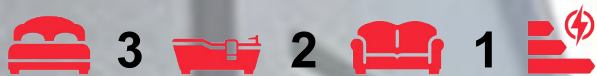


**Premier
Properties**
Perth



Moss-Side Farm Cottage , Perth, PH1 3RH

£1,100



We are delighted to bring to the rental market this stunning 3 bedroom detached house situated in a peaceful location set back from the A90 by Kinfauns, just 4 miles from Perth city centre. The larger city of Dundee is also easily accessed via the A90, just 16 miles away.

Property Features: Spacious kitchen and dining area, Bright living room with cosy log burner, two double bedrooms, one single bedroom – ideal as a home office, family bathroom, separate W/C, useful utility area.

Externally, the property benefits from a large private driveway and surrounding gardens, offering plenty of outdoor space to enjoy. Warmth is provided via oil central heating and double glazing throughout. Accommodation is offered on an unfurnished basis only.

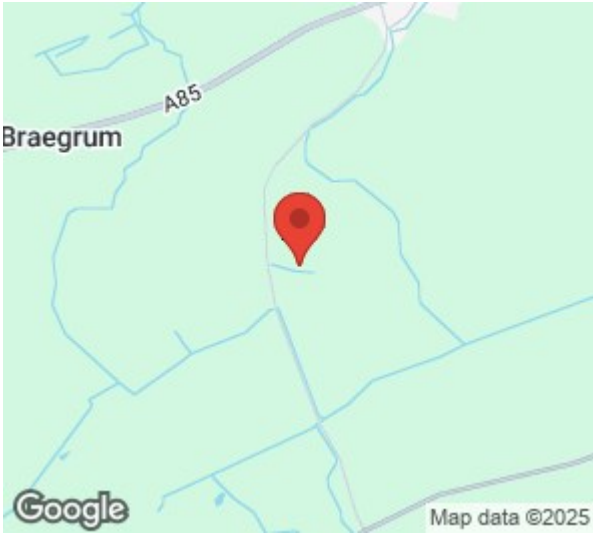
Council Tax Band: C

EPC: TBC

LARN: 1907010

Landlord Registration: 911002/340/13081

Available Immediately.



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		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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