



**Premier
Properties**
Perth



Karibu Lodge Kinfauns, Perth, PH2 7JZ

£1,900 Per Calendar Month

 3  3  1  B

Spacious accommodation split over 2 levels features: Entrance hallway, open-plan kitchen/living room with log burning stove, utility room, 3 double bedrooms (2 with en-suites) & family shower room.

Externally there is a large private driveway and gardens surrounding the property. Warmth is provided via a ground source heat pump and double glazing throughout. Accommodation is offered on an unfurnished basis only, however integrated white goods are included.

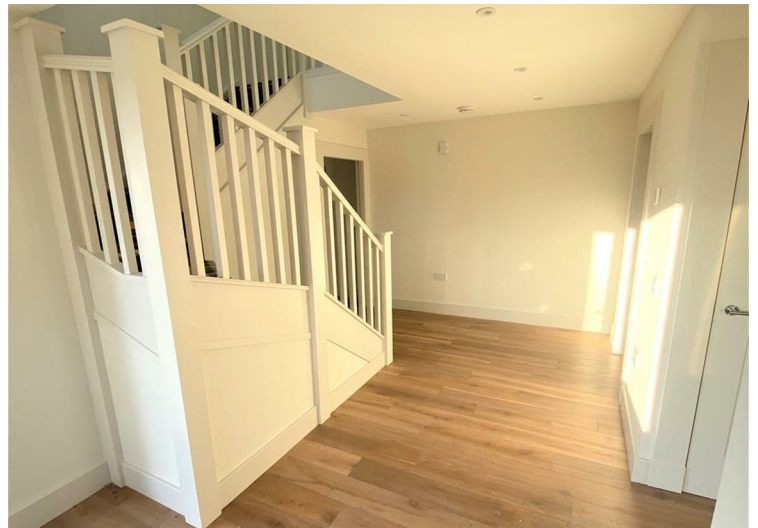
Council Tax Band: G
EPC: B
LARN1907010
Landlord Registration Number: 391410/340/21391

Available mid-November 2025

- Detached House
- Quiet Location
- 3 Double Bedrooms
- 2 En-Suites
- Ground Source Heating
- Double Glazing
- Private Garden
- Private Parking



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		94	(92 plus) A		95
(81-91) B	86		(81-91) B	88	
(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		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.