



**Premier
Properties**
Perth



3B Tummel Crescent, Pitlochry, PH16 5DF £1,600 Per Calendar Month

 **3**  **1**  **1**  **A**

Accommodation is offered on a furnished basis and comprises:

Ground Floor; entrance porch, lounge, kitchen, double bedroom, bathroom & en-suite shower room.

First Floor; 2 double bedrooms & shower room.

Looking out the bright double glazed windows there are amazing views up the river Tummel on to the Pitlochry Hydro Dam. There is also a local train station and excellent bus routes North and South of the A9. The town also benefits from a primary and secondary school.

Substantial investments have been made into this property to make it an extraordinarily energy efficient family home. The property boasts a rare 'A' Energy Performance rating boosted by its solar panels & Tesla powerwall. Warmth is provided via gas central heating and double glazing throughout.

Externally there are private front and rear gardens, mainly laid to lawn and a patio area. There is also an access gate from the rear garden directly onto a woodland walk along the banks of the River Tummel. There is a private driveway for several vehicles with an EV charging point.

Council Tax Band: D

EPC: A

Landlord Registration Number: 1792951/340/21112

LARN1907010

No Pets.

Available NOW



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		94	100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions		77	85
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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