



**Premier
Properties**
Perth



1 Wallacetown Farm Cottages , Perth, PH2 8QA

£900 Per Calendar Month

 **2**  **1**  **1**  **G**

Accommodation: Entrance hallway, kitchen, bathroom & 2 double bedrooms.

Situated up a farm track off the Rhynd Road which runs between Perth and Bridge of Earn, this property is ideal for single people, couples or small families looking to enjoy a quiet countryside lifestyle. Despite having such a rural feel to it, shops and city centre attractions can be accessed by car within 5-10 minutes, providing the best of both urban and rural amenities. Directly surrounding the property is Moncreiffe Hill which boasts scenic woodland walks.

Warmth is provided via LPG gas central heating. Externally there is a private driveway for 1 vehicle and generous garden grounds with a decking overlooking the surrounding fields.

Council Tax Band: B

EPC: G

Landlord Registration Number: 383114/340/06151
LARN1907010

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		
(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		
		79		37	78
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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