



**Premier
Properties**
Perth



Garden Cottage Dunbarney Estate, Perth, PH2 9ED £2,000 Per Calendar Month

 5  2  2  D

This attractive property is offered on an unfurnished basis only. The accommodation comprises:
Ground Floor - Entrance hallway, open-plan kitchen/lounge with Aga oven and working fireplace, conservatory, 2nd living room, modern bathroom and shower room, 3 double bedrooms with good storage.

Fist Floor - Spacious landing and 2 double bedrooms.

Warmth is provided via LPG gas central heating and partial double glazing. Externally the property boasts surrounding garden grounds, private parking and magnificent views over the surrounding countryside.

Location: Dunbarney Estate enjoys a blend of rural tranquility and urban convenience, making it an ideal choice for those seeking a peaceful lifestyle without sacrificing access to city amenities. The M90 motorway is also just a stone throw away, allowing easy access for commuters to Edinburgh, Glasgow & Dundee. For families there are excellent public and private schools nearby, particularly Strathallan School which is located just 1 mile away.

Council Tax Band: E

EPC: D

Landlord registration number: 533582/340/07112

LARN1907010

Available late July 2026



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	86		77
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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