



**Premier  
Properties**  
Perth



## 2 Kirklands, Abernethy, PH2 9LW £1,200 Per Calendar Month



Accommodation is offered on a part-furnished basis and comprises:

Ground Floor - Entrance porch, Hallway, Lounge with double doors leading to decking, Kitchen Diner, 1 Double Bedroom and Bathroom.

1st Floor - Spacious Landing & 2 Double Bedrooms

Warmth is provided via Oil Central Heating and Double Glazing throughout. Externally the property benefits from private parking and a large private garden to the rear with spectacular views over the Ochil Hills.

No Pets

EPC: E

Council Tax Band: D

Landlord Registration Number: 1134658/340/08111

LARN1907010

Available July 2026

- Semi-Detached Cottage
- 3 Double Bedrooms
- Oil CH
- DG
- Private Driveway
- Large Garden
- Part-Furnished
- Quiet Village Location
- Amazing Views
- Not Pet Friendly



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) B		(92 plus) A	
(69-80) C		(81-91) B	
(55-68) D		(69-80) C	
(39-54) E	54	(55-68) D	
(21-38) F		(39-54) E	46
(1-20) G		(21-38) F	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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