

# MILLER GERRARD

Solicitors and Estate Agents



## **TO LET**

**NORTHBANK, MAIN STREET, KIRKMICHAEL,  
BLAIRGOWRIE, PH10 7NT**

A two bedroom furnished, well presented terraced cottage.  
Lounge, dining kitchen, two double bedrooms, bathroom.  
Multi fuel stove, electric heating, double glazing, garden.  
Regret no smokers, DSS, pets.  
Deposit and references required - EPC Band 'F'

**RENTAL £625 PER CALENDAR MONTH**

**This most attractive furnished, traditional stone built mid terraced cottage is available for rent on a Short Assured Tenancy Agreement.**

**It is conveniently situated in the centre of the picturesque Strathardle village of Kirkmichael, opposite the village shop. The accommodation comprises front facing lounge with multi fuel stove, modern dining kitchen to the rear, stairs to a modern bathroom with underfloor heating, further stairs to the upper floor with two double bedrooms, one to the front and one to the rear. There is electric heating with panel radiators and the property is double glazed. There is Freesat available in the lounge and both bedrooms. Freesat is a satellite TV service with no subscriptions, offering HD digital television through a digital box. Outside to the rear there is a large decking area reached by steps with garden ground above.**

**The village of Kirkmichael is situated in the beautiful Perthshire countryside approximately 25 minutes by car from Blairgowrie in one direction and Pitlochry in the other. Local amenities include a thriving community shop/post office with filling station, hotels and primary school. Large shops and senior schools are available in Blairgowrie and Pitlochry, where there is a railway station serving the Inverness/London west coast line. The area offers a wide range of outdoor pursuits and is approximately 30 minutes from the ski slopes at Glenshee and golf courses around Blairgowrie and Alyth.**



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**MG**

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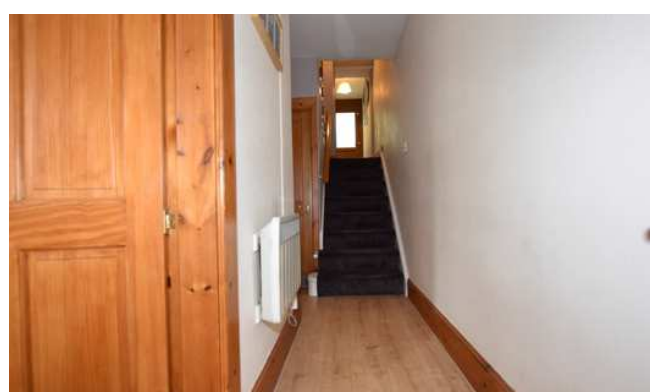
LOUNGE



KITCHEN



HALL



HALL



BEDROOM 1



BEDROOM 2



BATHROOM



REAR GARDEN

## ROOM DIMENSIONS:

Lounge	3.86 m x 3.66 m
Kitchen	3.70 m x 3.05 m
Bathroom	2.06 m x 1.73 m
Double Bedroom 2	3.15 m x 3.05 m
Double Bedroom 1	4.93 m x 3.68 m
Dormer Window	1.55 m x 1.22 m

## LOCATION MAP:



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The Short Assured Tenancy Agreement will include the following conditions:-

- The right in favour of the Landlord to review the rent once a year.
- The Landlord will be responsible for keeping the premises wind and water tight and the services in working order. The tenant will be responsible for all other repairs.
- The Tenant must not carry out any structural alterations or re-decoration without having first obtained the consent of the Landlord.
- The Tenant should keep the premises (including the garden) clean and tidy.
- The Lease must not be assigned, the house sub-let nor lodgers kept.
- No trade is to be carried on in the house.
- No pets shall be kept except those permitted in writing by the Landlord. The Landlord may withdraw permission at any time without giving any reason.

The rent is **£625** per calendar month payable monthly in advance by standing order. A returnable deposit equivalent to one month's rent will be required. In addition the Tenant will be responsible for Council Tax (Band B, which is currently £1253.44 p.a.) and payment for electricity, telephone and other services.

References will be required and it is regretted that no applications from smokers, persons in receipt of DSS benefit or persons with pets can be accepted.

**The Landlord will be responsible for keeping the premises wind and water tight and the services in working order. The Tenant will be responsible for all other repairs.**

**Energy Performance Certificate Band - 'F'**

**Landlord's registration reference - 594575/340/26091**

**TO VIEW**

**Please contact Miller Gerrard Solicitors on 01250 873468.**

Miller Gerrard,

The Studio, 13 High Street, Blairgowrie, PH10 6ET

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The logo consists of the letters 'MG' in a large, stylized, serif font. The letters are dark with a metallic, embossed appearance. A horizontal line passes through the middle of the letters.