



# The Sawmill Cottage, Kinmonth Estate

Perthshire, PH2 8QF

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 **Bell  
Ingram**



**Rare to the letting market is this beautiful detached 2 bedroom cottage recently refurbished to a very high standard throughout. Enjoying a secluded rural position near to the city of Perth.**

**Bridge of Earn            3 Miles**  
**Perth                        7 Miles**  
**Dundee                    27 Miles**  
**Edinburgh                42 Miles**  
**(all distances approximate)**

#### **Situation**

The Sawmill Cottage is an attractive detached property situated on the Kinmonth Estate, Rhynd. The property lies approximately ½ mile from Rhynd village. Kinmonth Estate is situated to the east of Moncrieff Hill, which enjoys stunning views over the Earn valley to the south and the Tay Estuary to the North and East. Access to Kinmonth Estate is off the public road to the east of Rhynd Village.

Travelling from Rhynd village, head south east and follow the public road for approximately 450 metres. Take North driveway on your right hand side and follow the drive up and take your first right. Sawmill Cottage is on your right hand side.

#### **Description**

The Sawmill Cottage sits within the Kinmonth Estate and enjoys a quiet position. It is traditional stone construction, with a pitched slate roof. The property has been renovated throughout offering a high end finish throughout.

Set within a quiet rural estate, with surrounding countryside, this property provides great opportunities for someone to enjoy living in a rural location, whilst having excellent access to services, facilities and within commuting distance to Perth, Dundee and Edinburgh.

The accommodation is well laid out with internal steps leading to living area and steps down to bedroom area.

#### **Accommodation**

Hallway  
Open plan Kitchen/Living/Dining – 7.88m x 4.87m  
Utility Room – 3.37m x 1.40m  
Bathroom – 2.77m x 1.72m  
Bedroom 1 – 4.13m x 2.99m  
En-Suite – 3.37m x 1.64m  
Bedroom 2 – 4.72m x 4.02m

#### **Outside**

To the rear of the property there is a fully enclosed garden mostly laid to lawn with mature trees. There is a raised vegetable plot to the front along with gravel parking area for 2 cars.

#### **Services**

Mains electricity  
Mains water supply  
Drainage to shared septic tank  
Heating is from Oil fired central heating

#### **Energy Performance Certificate**

EPC Rating E.

#### **Landlord Registration Number**

The Landlord Registration number is 1350093/340/11012.

#### **Entry**

The property is available from 24<sup>th</sup> August 2025.

#### **Rent**

£1365 per calendar month

#### **Deposit**

The deposit for the property will be £2,730.

#### **Pets**

Pets may be accepted following agreement from the Landlord.

#### **Smoking**

The property has a strict no smoking policy.

#### **General**

The property is let unfurnished. The property is let under a Private Residential Tenancy agreement.

#### **Viewing**

Strictly by appointment only with Bell Ingram LLP.

Please contact the Bell Ingram Perth office to arrange a time.

#### **Bell Ingram LLP, Perth**

Durn, Isla Road, Perth PH2 7HF  
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Letting Agent Registration Number LARN2505001

#### **Important Notice:**

These lettings particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given, and prospective tenants should not rely upon them as statements or representations of fact. Furthermore, neither Bell Ingram LLP or its partners or employees assume any responsibility, therefore. In particular:

- i) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the let unless this is expressly stated in these particulars; and
- ii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permission, services, usage, construction, fittings & fixtures and moveable items are for guidance only.







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