



## 24 Lorimer Street, Perth, PH1 0AR

Simple Life is proud to present Bertha Park an offering of two, three & four bed homes for rent in a stunning new countryside community on the outskirts of Perth. Situated on the edge of Bertha Loch, residents can enjoy access to beautiful walking & cycle routes whilst the wider village features local shops, leisure and medical facilities making this development the perfect place to call home.

Introducing the Lockhart, a two bedroom home perfectly designed for modern living. As you enter the Lockhart, you're welcomed by an entrance hall with a large downstairs cloakroom to one side. The ground floor features an open plan kitchen/diner fully, fitted with appliances, that progresses into your beautiful living space with French windows to lead you outdoors to your private outdoor haven.

Upstairs you'll find two spacious double bedrooms, one featuring a fitted, mirrored wardrobe whilst the other benefits from built in storage. The first floor includes a modern, family bathroom and a storage cupboard on the landing.

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing machine
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Wood-effect flooring in the kitchen
- Private back garden

**£750 PCM**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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