



Premier  
Properties  
Perth



**Dalriada Graham Court, Bankfoot, PH1 4DS**

**£1,300 Per Calendar Month**



Accommodation compromises ; GROUND FLOOR: entrance vestibule, hallway, open plan living room/dining room, kitchen, bathroom and two bedrooms. FIRST FLOOR – landing, 2 double bedrooms and shower room.

This property offers the ideal family home benefitting from oil central heating and double glazing throughout.

Externally, there are garden grounds to the front, side and rear with timber decking for outdoor entertaining in the summer months. Off street parking is available to the front of the property.

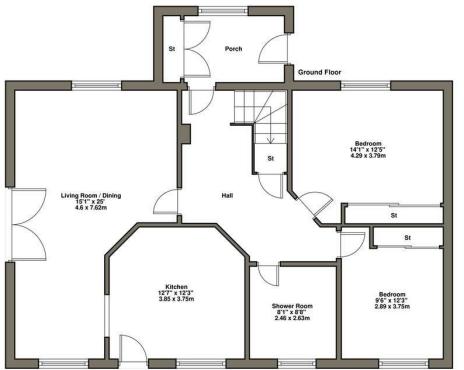
EPC: D

Council Tax Band: F

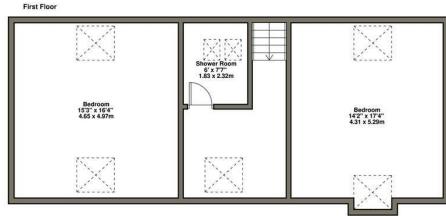
Landlord Registration Number: 1055108/340/10061

LARN1907010

Available end of November 2025



Dairiada, Graham Court, Bankfoot, PH1 4DS  
Plan not to scale.  
For illustrative purposes only.



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

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.