



**9 Monart Road, PH1 5US**  
**£850 Per Calendar Month**



Accommodation comprises; Entrance hallway with excellent storage, bright open-plan kitchen/lounge, 2 double bedrooms with in-built wardrobes, family bathroom and en-suite shower room.

Externally the property benefits from private parking & secure door entry system. Warmth is provided via gas central heating and double glazing throughout. The property is offered on an unfurnished basis only, however integrated white goods are included.

Landlord Registration Number: 1108582/340/16091

LARN1907010

Council Tax Band: D

EPC: C

No Pets

Available April 2025

- Popular Location
- Private Parking
- Double Glazing
- Gas Central Heating
- Modern Design



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.