



## 52A Main Street, Perth, PH2 7HB

**£700 Per Month**



The flat comprises of; reception room, two well proportioned bedrooms and a well-appointed bathroom ensures that your daily routines are both comfortable and efficient.

This property is equipped with gas central heating and double glazing windows ensuring a cosy environment during the cooler months. Also there is also an added benefit from private parking

Situated just a stone's throw from the city centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. Whether you are looking to explore the cultural offerings of Perth or simply enjoy a leisurely stroll along the picturesque streets, this location provides the perfect backdrop for a vibrant lifestyle.

Council Tax Band: C

EPC: C

Landlord Registration Number: 66933/340/09020  
LARN1907010

No Pets

Available Mid April 2025

- Private Parking
- Double Glazing
- Gas Central Heating
- City Centre Location
- Close To Local Amenities



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
		Current	Potential	Current	Potential		
<small>Very energy efficient - lower running costs</small>							
(92 plus)	A						
(81-91)	B						
(69-80)	C						
(55-68)	D						
(39-54)	E						
(21-38)	F						
(1-20)	G						
<small>Not energy efficient - higher running costs</small>							
<b>Scotland</b>		EU Directive 2002/91/EC		<b>Scotland</b>		EU Directive 2002/91/EC	



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