



**Premier
Properties**
Perth



52 Morris Court, Perth, PH1 2SZ

£775 Per Calendar Month

 **2**  **2**  **1**  **B**

Property comprises of: Entrance Hallway, Open Plan Lounge/Kitchen, Bedroom with En-Suite Shower Room, Bedroom and Bathroom with WC.

Location: The location provides a good degree of convenience with a regular bus route, local shops and the city centre all within walking distance. The nearby Crieff Road gives road links to areas across the city and out onto the dual carriageway.

No Pets

LARN1907010

Landlord Registration Number: 43260/340/25150

EPC: B

Council Tax Band: D

Available NOW





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	84	84	Scotland	88	88
EU Directive 2002/91/EC			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 firm's employment has the authority to make or give any representation or warranty in respect of the property.