



**Premier  
Properties**  
Perth



## 31 Morris Court, Perth, PH1 2SZ

### £800 Per Month

 2  2  1  B

Upon entering, you will find a spacious reception room that serves as the heart of the home, providing a welcoming space for relaxation and entertaining. The flat boasts two well-proportioned bedrooms, including a master suite with an en suite bathroom, ensuring privacy and convenience. The additional bathroom is thoughtfully designed, catering to the needs of guests and residents alike. The contemporary design of the flat is complemented by tasteful furnishings, creating an inviting atmosphere that you can easily make your own. The property benefits from gas central heating, ensuring warmth and comfort throughout the colder months.

One of the standout features of this flat is the allocated parking space, a rare find in urban living, providing you with the convenience of off-street parking.

The property will also be let on a Furnished basis.

Situated in a desirable location, this flat is close to local amenities, parks, and excellent transport links, making it easy to explore all that Perth has to offer. Do not miss the opportunity to make this modern flat your new home.

Council Tax Band: D

EPC: B

Landlord Registration Number: 137443/340/27370  
LARN1907010

No Pets.

Available NOW







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