



Premier  
Properties  
Perth



**18 Capercaillie Drive, Perth, PH1 5FA**

**£975 Per Calendar Month**



Accommodation comprises; Lounge, WC, Kitchen Diner, 2 Double Bedrooms, 1 Single Bedroom & Family Bathroom.

Warmth is provided via double glazing and gas central heating. Externally there is a private garden and private driveway.

No Pets

Deposit equivalent to 6 weeks' rent.

EPC: B

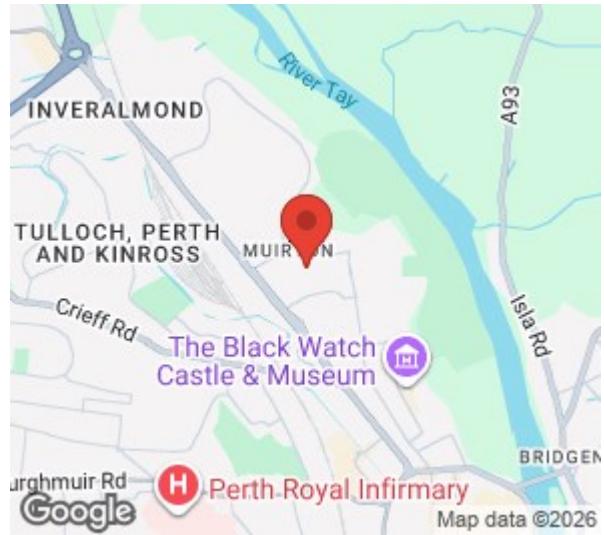
Council Tax Band: D

Landlord Registration Number: 938892/340/10101

LARN1907010

Available March 2026





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	89
(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	



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.