



11g Stormont Street, Perth, PH1 5NW

£700 Per Calendar Month



Accommodation comprises: THIRD FLOOR - Entrance hall, lounge, kitchen, two double bedrooms and modern bathroom with shower over bath.

Location: The property has a superb location near the North Inch parklands and is just a stone's throw away from local cafes, shops, restaurants, the Theatre and Concert Hall. It is situated in an ideal location for those commuting to Dundee, Pitlochry, Inverness, Edinburgh, Glasgow and Aberdeen with the road links, train and bus stations all close by.

Council Tax Band: A

EPC: D

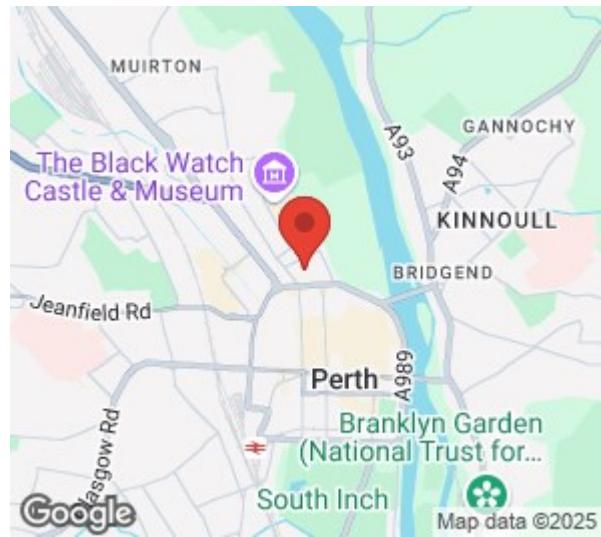
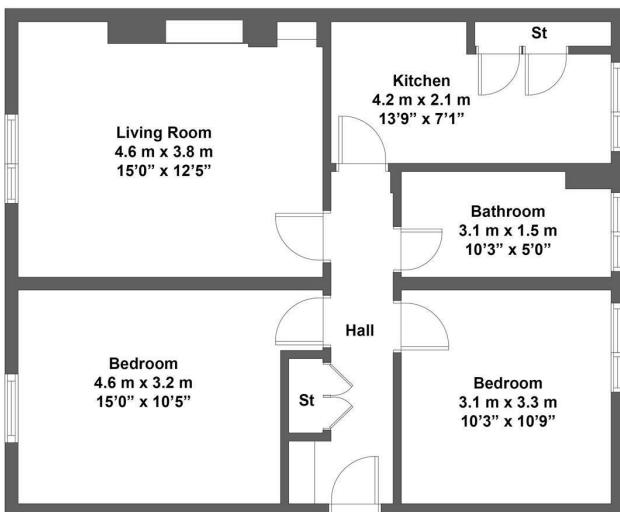
Landlord Registration Number: 43260/340/25150
LARN1907010

Available May 2025

- Third Floor Flat
- City Centre Location
- Next to Parklands
- Two Double Bedrooms
- Electric Heating
- On Street Parking
- Shared Garden
- Excellent Storage
- Ideal First Time Buy
- Great Investment Opportunity

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Plan not to scale.
For illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	77	64

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland	EU Directive 2002/91/EC	69	50



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.

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