



**Premier
Properties**
Perth



45 Muirend Gardens, Perth, PH1 1JR £890 Per Month



The accommodation comprises; central hallway, family bathroom, 2 bedrooms and an extension to the rear which consists of a large open-plan lounge/kitchen/dining area with double doors leading out into the rear garden.

The property is double glazed and warmth is provided by gas central heating.

Externally the property benefits from off-street parking and private rear garden which enjoys a high degree of privacy and features a fantastic area of decking, lawn, stone chips and a timber shed.

No Pets.

LARN1907010

Landlord Reg: 1486190/340/07102

Available Mid April 2026

EPC: C

Council Tax Band: D





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		89	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	73		(69-80) C
(55-68) D			(55-68) D
(38-54) E			(38-54) 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		EU Directive 2002/91/EC	Scotland



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