



## 18 South Inch Terrace, Perth, PH2 8AN

**£525 Per Month**



The property is entered by a communal stairwell. Once inside the flat, the entrance door leads into a central hallway with doors leading to all rooms. There is a well-presented lounge that is decorated with a neutral tone. Brand new carpets are fitted through the lounge and bedroom and there is plenty of space for free standing furniture. The lounge also benefits from a feature fireplace and a built in bookcase provides storage. There is a modern fitted kitchen with an attractive range of base and wall units, contrasting worktops, stainless steel sink, integral electric hob and oven. The bathroom is fitted with a white suite comprising WC, wash hand basin and bath with shower overhead. In addition there is double bedroom which benefits from a storage cupboard and integrated shelves.

White goods are included and the property is offered on a part furnished basis. Warmth is offered via electric wet heating and double glazing.

Externally there is on-street car parking to the front of the property and communal gardens to the rear which are mostly laid to lawn.

No Pets

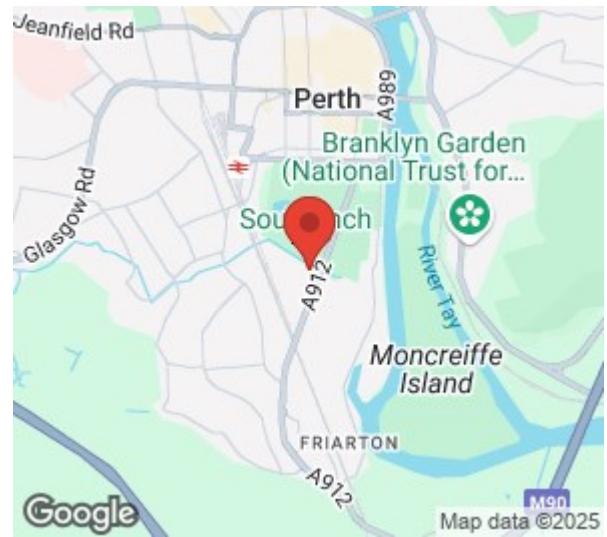
LARN1907010

Council Tax Band: A

EPC: E

Landlord Registration Number: 471357/340/17381

Available NOW



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

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



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