



**Premier
Properties**
Perth



16B Emma Street, Blairgowrie, PH10 6NT

£650 Per Calendar Month



Accommodation:

1st Floor - Kitchen diner, living room, shower room.

2nd Floor - Double bedroom.

Warmth is provided via gas central heating and double glazing throughout. Externally there is private off street parking and a shared garden.

Blairgowrie offers a wide range of local amenities including large Tesco supermarket, doctors, pharmacy, post office, bars & restaurants. For outdoor enthusiasts, there are plentiful scenic walks & hikes nearby, a highly regarded golf club and Glenshee ski centre can be reached within 40 minutes by car.

Council Tax Band: A

EPC: E

Landlord Registration Number: 1784581/340/02072

LARN1907010

Available NOW



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		75	(55-68) D		75
(39-54) E	45		(39-54) E	39	
(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	EU Directive 2002/91/EC	



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