



**Premier  
Properties**  
Perth



## 93D Needless Road, Perth, PH2 0LD £575 Per Calendar Month



Accommodation: Entrance hallway, bright lounge with bay window, 1 double Bedroom, spacious Kitchen-Diner and Shower Room.

Warmth is provided via electric storage heating and double glazing throughout. To the front of the property there is free on-street parking. To the rear, there is a small private area of garden, as well as a larger shared garden.

No Pets.

Council Tax Band: C

EPC: D

Landlord Registration Number: 1640339/340/17082

LARN1907010

Available NOW.







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		76			66
	61			43	
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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