



**Premier
Properties**
Perth



8 Canal Crescent, Perth, PH2 8HT £1,100 Per Calendar Month

 **3**  **2**  **1**  **C**

Accommodation: Entrance hallway, open-plan kitchen/living room with integrated white goods, utility room, 2 double bedrooms, 1 single bedroom, bathroom and shower room.

Warmth is provided via modern electric storage heating and double glazing throughout. The property has a private garden and On-street parking permits can be purchased from the local authority.

Council Tax Band: C
EPC: C

Landlord Registration Number: 535617/340/16122
LARN1907010

Available NOW

- Recently Renovated
- Modern Design
- Integrated Appliances
- Modern Electric Heating
- Private Garden
- Double Glazing





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		90	(92 plus) A		
(81-91) B			(81-91) B		76
(69-80) C			(69-80) C	68	
(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 ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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