



## 8 Canal Crescent, Perth, PH2 8HT

**£1,100 Per Calendar Month**



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 <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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



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