



**Premier
Properties**
Perth



40 Florence Court, PH1 5BL £775 Per Calendar Month

 2  2  1  B

Accommodation: Entrance Hallway, Lounge, Kitchen, 2 Double Bedrooms, Bathroom & newly refurbished En-Suite Shower Room.

The property has been freshly painted throughout and has had new carpets fitted in the living room and both bedrooms.

Warmth is provided with gas central heating and double glazing throughout.

Externally, the property benefits from a mutual bike store and a private car parking space.

Landlord Registration Number: 67575/340/10160

Council Tax Band: D

EPC: B

LARN1907010

Available NOW





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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			(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
	82	82	87
Scotland	EU Directive 2002/91/EC		Scotland



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.