



**Premier  
Properties**  
Perth



## 116 David Douglas Avenue, Perth, PH2 6QG

### £1,300 Per Calendar Month



This charming home is set across two levels, offering the perfect family living space featuring a welcoming entrance hall, bright living room leading to the modern kitchen, complete with integrated appliances and space for dining and W.C. which completes the ground floor accommodation. The first floor benefits from 2 double bedrooms, 1 single bedroom and a family bathroom.

Externally, the property is complemented by generous garden grounds. There is a mono-blocked driveway providing off street parking to the front. The fully enclosed south facing rear garden is mostly laid to lawn with a delightful decked/patio area - perfect for relaxing & entertaining during the warmer months.

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

EPC: C  
Council Tax Band: D  
Landlord Registration Number: 246835/340/03481  
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		91	(92 plus) A		91
(81-91) B			(81-91) B		
(69-80) C	75		(69-80) C	76	
(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		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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