



**Premier  
Properties**  
Perth



## 5 Balmoral View, Rattray, Blairgowrie, PH10 7BB

### £750 Per Calendar Month



Accommodation is split over 2 levels and offered on an unfurnished or part-furnished basis.

1st Floor - Entrance hallway with excellent storage, fitted kitchen with white goods, shower room & very good sized living room with electric fireplace.

2nd Floor - 2 double bedrooms

Warmth is provided via a mixture of modern Dimplex Quantum storage heating and panel heaters. The windows are double glazed throughout.

Externally there is free off-street residents parking.

No Pets.

Council Tax Band: B

EPC: E

Landlord Registration Number: 541107/340/04042

LARN1907010

Available NOW







| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (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 |           |
|   |  |                         | 75        |
|   |  |                         | 52        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (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 |           |
|   |  |                         | 66        |
|   |  |                         | 36        |



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.