



## 26 Hulbert Court, Perth, PH1 2AR

**£850 Per Calendar Month**



Accommodation includes; entrance hallway, open-plan lounge with stylish kitchen, 2 double bedrooms, bathroom and en-suite. The kitchen also boasts integrated whitegoods including washer dryer, fridge freezer & dishwasher.

Warmth is provided via gas central heating and double glazing. There are also solar panels to reduce the cost of the occupier's utility bills. Externally, there is a quiet car park in which the flat has 2 private spaces, as well as visitor spaces readily available.

There is a secure door entry system fitted, and all communal areas inside and out, are maintained by a factor at no extra cost to the tenant. The property will be offered on an unfurnished basis only.

LARN1907010

Landlord Registration Number: 481102/340/21141

Council Tax Band: C

EPC: B

No Pets.

Available NOW



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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					



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