



**Premier  
Properties**  
Perth



## 8 Queens Court, Perth, PH2 0ES

### £800 Per Month



Situated in a very quiet location, the property benefits from off-street parking and is adjacent to a bus stop with routes into the City Centre and beyond. Within immediate walking distance, there is a Co-op supermarket and within close proximity is a large Tesco supermarket, bus/train stations and South Inch Parklands.

Accommodation comprises; entrance Hallway with good storage, spacious Living Room with patio doors leading to a Balcony, modern Kitchen with back door leading to private garden area, 2 double bedrooms with excellent in-built wardrobes & Bathroom with shower fitted over bath.

Warmth is provided via modern electric heating & double glazed windows throughout.

No Pets.

Council Tax Band: D

EPC: D

Landlord Registration Number: 66933/340/09020  
LARN1907010

Available NOW.

Photos were taken October 2024.







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			(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 <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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