



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		
<small>Very energy efficient - lower running costs</small>							
(92 plus)	A						
(81-91)	B						
(69-80)	C						
(55-68)	D						
(39-54)	E						
(21-38)	F						
(1-20)	G						
<small>Not energy efficient - higher running costs</small>							
<b>Scotland</b>		EU Directive 2002/91/EC		<b>Scotland</b>		EU Directive 2002/91/EC	
		78				64	
		61				42	



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