



**Premier  
Properties**  
Perth



## 2 Ericht Barossa Place, Perth, PH1 5HG £1,500 Per Month

 4  2  1  B

A stunning luxury four-bedroom first floor apartment within the prestigious Alexander Residence, enjoying an enviable outlook over North Inch Park and ideally located in the heart of Perth city centre.

Upon entry, the property welcomes you with an elegant, bright hallway leading to three generous double bedrooms, a versatile single bedroom, a luxurious main bathroom, and an en-suite to the master bedroom. The bright and contemporary kitchen with dining area flows into a spacious living room, perfect for both everyday living and entertaining. The apartment also benefits from a separate utility room and can be offered with stylish furnishings or unfurnished to suit tenant preference.

The property further features gas central heating, a secure door entry system, and on-street parking, with permits available via application to Perth and Kinross Council.

Landlord Registration: PENDING  
LARN1907010  
Council Tax Band: B  
EPC Rating: C

No pets.

Available NOW



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland			
EU Directive 2002/91/EC			



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