



**Premier
Properties**
Perth



40 Stormont Road, Perth, PH2 6NT

£1,000 Per Month



This property benefits from: A spacious entrance hall providing access to all main rooms, 2 generous double bedrooms, each with built-in mirrored wardrobes, bright and spacious living room, a modern fitted kitchen with ample storage, a contemporary family bathroom, a large rear conservatory – perfect for relaxing or entertaining. It also provides gas central heating and double glazing throughout.

Extensive private garden, ideal for outdoor living and a private driveway and single garage.

Set within a quiet residential area, the property is within easy reach of local amenities, shops, bus routes, and only a short drive from Perth city centre.

This lovely bungalow offers comfortable, well-proportioned accommodation and would make a wonderful home.

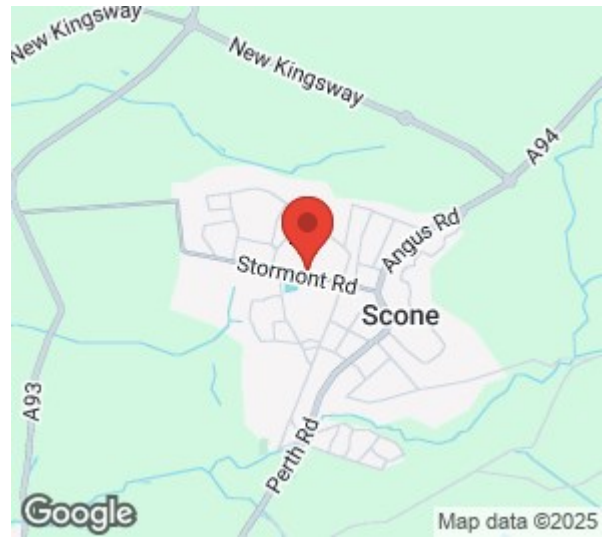
Council Tax Band: C

EPC: D

LARN: 1907010

Landlord Registration: 91890/340/31350

Available Immediately.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	65	76		63	73
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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