



4E Balgowan Road, Perth, PH1 2JG

£650 Per Calendar Month



Accommodation comprises; Entrance Hallway, spacious and bright living room with feature fireplace, modern kitchen with white goods, bathroom with shower over bath & 2 double bedrooms.

Warmth is provided via gas central heating and double glazing throughout. Externally there is a shared garden to the rear, free on-street parking and a secure door entry system in place.

The property is well located with nearby local shops & takeaways, primary schools & nurseries, as well as there being nearby road links to the M90 & A9.

No Pets.

Council Tax Band: A

EPC: C

Landlord Registration Number: 1716328/340/18012
LARN1907010

- 2 Bedrooms
- Top Floor
- Unfurnished
- Gas Central Heating
- Free Parking
- Shared Garden
- Good bus links
- Nearby schooling
- Close to shops

Available NOW



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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