



**Premier
Properties**
Perth



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

Available NOW

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





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		
	77	79		78	82
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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