




**Premier  
Properties**  
Perth



## 11 Malvern Terrace, Perth, PH1 1LY

**£1,600 Per Month**

 4  3  2  D

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout of the home is thoughtfully designed to maximise both light and space, creating a warm and welcoming atmosphere throughout. With three well-appointed bathrooms, morning routines will be a breeze for the entire family.

Built in 1965, this residence has been lovingly maintained and updated to meet contemporary standards while retaining its character. The quiet area surrounding the property ensures a peaceful environment, perfect for relaxation after a busy day. Additionally, off-street parking provides convenience and security for your vehicles.

Warmth is provided via gas central heating and double glazing throughout.

Council Tax Band: F

EPC: D

Landlord Registration Number: 1793337/340/27112

1793338/340/27112

LARN1907010

Available NOW





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
		81		61	77
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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