



**Premier  
Properties**  
Perth



## 18 Capercaillie Drive, Perth, PH1 5FA £975 Per Calendar Month

 3  2  1  B

Accommodation comprises; Lounge, WC, Kitchen Diner, 2 Double Bedrooms, 1 Single Bedroom & Family Bathroom.

Warmth is provided via double glazing and gas central heating. Externally there is a private garden and private driveway.

No Pets

Deposit equivalent to 6 weeks' rent.

EPC: B

Council Tax Band: D

Landlord Registration Number: 938892/340/10101  
LARN1907010

Available March 2026







| 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 |                         |           |
| Scotland                                    | EU Directive 2002/91/EC |           | Scotland  | EU Directive 2002/91/EC |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.