



**Premier
Properties**
Perth



3 Annaty Court Goshen Road, Perth, PH2 6UD £895 Per Month



Accommodation is all over one floor and includes; Entrance Hallway, Lounge, Kitchen, 3 Double Bedrooms and Bathroom with separate shower.

Warmth is offered via gas central heating and double glazing throughout. There is excellent storage throughout the property and there is a secure door entry system in place. Externally the property benefits from well-maintained communal gardens and private off-street parking.

LARN1907010

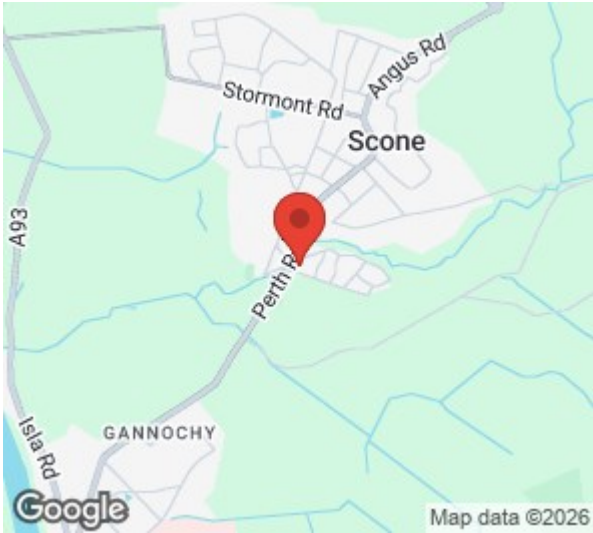
Landlord Registration Number: 447215/340/15231

Council Tax Band: D

EPC: C

Available Early March 2026





| 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 | | | |
| 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.