



**Premier
Properties**
Perth



45 Muirend Gardens, Perth, PH1 1JR £890 Per Month

 2  1  1  C

The accommodation comprises; central hallway, family bathroom, 2 bedrooms and an extension to the rear which consists of a large open-plan lounge/kitchen/dining area with double doors leading out into the rear garden.

The property is double glazed and warmth is provided by gas central heating.

Externally the property benefits from off-street parking and private rear garden which enjoys a high degree of privacy and features a fantastic area of decking, lawn, stone chips and a timber shed.

No Pets.

LARN1907010

Landlord Reg: 1486190/340/07102

Available Mid April 2026

EPC: C

Council Tax Band: D





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	73		72
	89		89
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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