



**Premier  
Properties**  
Perth



**38B Friar Street, Perth, PH2 0ED**

**£795 Per Month**



This property benefits from Double Glazing throughout & comprises; Entrance Hallway, bright and spacious Lounge, recently refurbished Kitchen, Shower Room & 2 Double Bedrooms with newly fitted carpets.

Warmth is provided via gas central heating. There is also free on street parking available. Externally, there is a private gravel area to the front & communal garden to the rear.

No Pets.

Landlord Registration: 458042/340/01391

LARN1907010

EPC Rating: D

Council Tax Band: B

Available NOW





| Energy Efficiency Rating   |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
| <p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>   |           |  |           |
| <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> |           |  |           |
|  | 68        | 68   | 78        |
| Scotland   |           | Scotland                                       |           |
| EU Directive 2002/91/EC  |           | EU Directive 2002/91/EC                        |           |



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