



**Premier
Properties**
Perth



12 Bridgend Court, PH2 7HN £625 Per Calendar Month



Located in the popular Bridgend area of Perth, this freshly decorated 1-bedroom bungalow offers comfortable living just a short walk from Perth City Centre and local amenities.

The property comprises:

Bright living room with views over the River Tay

Kitchen with white goods included.

Spacious double bedroom with built-in wardrobes

Bathroom.

Externally, there is access to a communal green and drying area, along with private parking for one vehicle.

No pets.

LARN Registration: LARN1907010

Landlord Registration: PENDING

EPC Rating: F

Council Tax Band: B

Available NOW!



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	89
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	79
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F	24	(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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