



**Premier  
Properties**  
Perth



## 58 Simpson Square, Perth, PH1 5BW £750 Per Calendar Month

 2  1  1  C

Accommodation: Entrance hallway with storage cupboards, lounge, kitchen diner, shower room and 2 double bedrooms.

The location provides a good degree of convenience with a regular bus route, local shops and the city centre all within walking distance. The nearby Crieff Road gives road links to areas across the city and out onto the dual carriageway.

EPC: C  
Council Tax Band: C  
Landlord Registration: 440759/340/13231  
LARN1907010

No Pets

Available NOW





| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | 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 |
|   | 80                      | 80   | 83  |
| Scotland                                    | EU Directive 2002/91/EC |  | Scotland  |



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