



**Premier
Properties**
Perth



11 Causewayend, Coupar Angus, PH13 9DP £650 Per Calendar Month

 2  1  1  D

Accommodation: Entrance vestibule & hall, spacious living room, 2 double bedrooms, modern shower room and kitchen.

Warmth is provided via gas central heating and modern double glazing throughout.

Externally, the property benefits from a private rear garden area with shed & free on-street parking.

EPC: D
Council Tax Band: A
Landlord Registration Number: 1802597/340/06052
LARN1907010

Available August 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	
	68		74
			81
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	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.