



**Premier
Properties**
Perth



126 Bute Drive, Perth, PH1 3DA
£750 Per Calendar Month

 **2**  **1**  **1**  **C**

Unfurnished accommodation comprises: Entrance hallway, bright and spacious living room, kitchen diner, WC, 2 double bedrooms with fitted wardrobes and modern shower room.

Externally the property benefits from private gardens to the front & rear with a storage shed. Externally there is an abundance of free on-street parking nearby.

Warmth is provided via gas central heating and double glazing throughout. The property also has external wall cladding fitted for additional insulation making this property very energy efficient.

Council Tax Band: B

EPC: C

Landlord Registration Number: 245850/340/04231

LARN1907010

Available NOW



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		92	(92 plus) A
(81-91) B	76		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(38-54) E			(38-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland		EU Directive 2002/91/EC	Scotland
			EU Directive 2002/91/EC



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