



**Premier  
Properties**  
Perth



## 8 Queens Court, Perth, PH2 0ES £800 Per Month



Situated in a very quiet location, the property benefits from off-street parking and is adjacent to a bus stop with routes into the city centre and beyond. Within immediate walking distance, there is a co-op supermarket and within close proximity is a large Tesco supermarket, bus/train stations and South Inch Parklands.

Accommodation comprises; entrance hallway with good storage, spacious living room with new patio doors leading to balcony, modern kitchen with back door leading to private garden area, 2 double bedrooms with excellent in-built wardrobes & bathroom with shower fitted over bath.

Warmth is provided via newly fitted modern electric heating & double glazed windows throughout.

No Pets.

Council Tax Band: D

EPC: D

Landlord Registration Number: 66933/340/09020

LARN1907010

Available Mid October 2024



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
(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 <sub>2</sub> emissions
		78	
	61		64
			42
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>



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