



**Premier  
Properties**  
Perth



## 7 Royal British House Leonard Street, Perth, PH2 8HA £850 Per Calendar Month



### Accommodation:

Ground Floor – Entrance hallway, spacious lounge with large double glazed windows providing excellent natural light and modern dining/kitchen with white goods.

1st Floor – Landing with storage, 2 double bedrooms with in-built wardrobes in the master bedroom and family bathroom with shower over bath.

The property has excellent storage throughout and benefits from a floored attic.

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

Externally the property benefits from a private off-street parking space and a secure door entry system.

The property is in a prime central location, close to the edge of the peaceful South Inch Parklands. The main bus and rail stations and the city centre with its full range of shopping, artistic, and leisure pursuits, including ample choice of restaurants and pubs, the Concert Hall, theatre, cinema and North Inch Parklands, lie within very pleasant walking distance. Access to the outer-ring motorway network is a short drive away at Broxden interchange, providing easy commuting to all major cities and airports in the central belt, and north.

No Pets.

LARN1907010

Landlord Registration Number: 1687984/340/16112

Council Tax: D

EPC: C

Available Early October 2024





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



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