



**Premier  
Properties**  
Perth



## 26 Hulbert Court, Perth, PH1 2AR

### £850 Per Calendar Month

 2  2  1  B

Accommodation includes; entrance hallway, open-plan lounge with stylish kitchen, 2 double bedrooms, bathroom and en-suite. The kitchen also boasts integrated whitegoods including washer dryer, fridge freezer & dishwasher.

Warmth is provided via gas central heating and double glazing. There are also solar panels to reduce the cost of the occupier's utility bills. Externally, there is a quiet car park in which the flat has 2 private spaces, as well as visitor spaces readily available.

There is a secure door entry system fitted, and all communal areas inside and out, are maintained by a factor at no extra cost to the tenant. The property will be offered on an unfurnished basis only.

LARN1907010

Landlord Registration Number: 481102/340/21141

Council Tax Band: C

EPC: B

No Pets.

Available mid-April 2025





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A	92	92
(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		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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