



**Premier
Properties**
Perth



Laurelbank Whitelea Road, Burrelton, PH13 9PY

£1,350 Per Calendar Month

 3  1  1  D

Accommodation comprises: Welcoming Hallway, Modern Open Plan Kitchen/Living/Dining area with patio doors giving access to the rear garden, Utility Room, Main Bedroom with En Suite Shower Room and walk in wardrobe, 2 double rooms & Bathroom.

The property benefits from Oil Central Heating and Double Glazing throughout.

Externally, there is space for off street parking to the front of the property for multiple vehicles. There is a charming, enclosed garden to the rear with a paved patio area, ideal for relaxing and entertaining during the warmer months. There is also a garden shed.

Council Tax Band: D

EPC: D

Landlord Registration Number: 54125/340/28020
LARN1907010

Available Earl May 2025





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		95	Very environmentally friendly - lower CO ₂ emissions		86
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	65		(55-68) D	57	
(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			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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