



**Premier
Properties**
Perth



5 Balmoral View, Rattray, Blairgowrie, PH10 7BB

£800 Per Calendar Month



Accommodation is split over 2 levels and offered on an unfurnished or part-furnished basis.

1st Floor - Entrance hallway with excellent storage, fitted kitchen with white goods, shower room & very good sized living room with electric fireplace.

2nd Floor - 2 double bedrooms

Warmth is provided via a mixture of modern Dimplex Quantum storage heating and panel heaters. The windows are double glazed throughout.

Externally there is free off-street residents parking.

No Pets.

Council Tax Band: B

EPC: E

Landlord Registration Number: 541107/340/04042

LARN1907010

Available NOW





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
			75
			52

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	
			66
			36



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