



**Premier  
Properties**  
Perth



## Flat 4, 16 Balformo Road, Perth, PH2 6QX

### £750 Per Month



Accommodation is offered on a unfurnished basis and comprises; Entrance hallway, spacious lounge, fitted kitchen with white goods, bathroom with shower over bath, 1 double bedroom & 1 single bedroom, both with in-built storage.

Warmth is provided via modern electric heating and double glazing throughout. Externally the property benefits from a private parking space, a private section of a shared garden & secure door entry system.

Council Tax Band: C

EPC: D

Landlord Registration Number: 1594309/340/26052

LARN1907010

Available NOW

- 1st Floor Flat
- 2 Bedrooms
- Electric Heating
- Private Parking
- Garden
- Close to amenities
- Part-Furnished







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		
(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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