



**Premier  
Properties**  
Perth



## 7 Bridgend Court, Perth, PH2 7HN £700 Per Calendar Month

 1  1  1  1  E

Accommodation: Entrance hallway with storage, open-plan kitchen lounge, modern shower room, spacious double bedroom with in-built storage cupboards and box room.

Warmth is provided via modern electric heaters and double glazing throughout. Externally the property benefits from a private carport parking space, private flower bed, 2 shared drying areas and a large communal garden with fantastic views across the River Tay.

Bridgend Court is a peaceful private development with unrivalled scenic views. Within immediate walking distance there is a local Co-Op supermarket, pubs, take-aways and parks. There is also a frequent bus route adjacent to the development.

No Pets

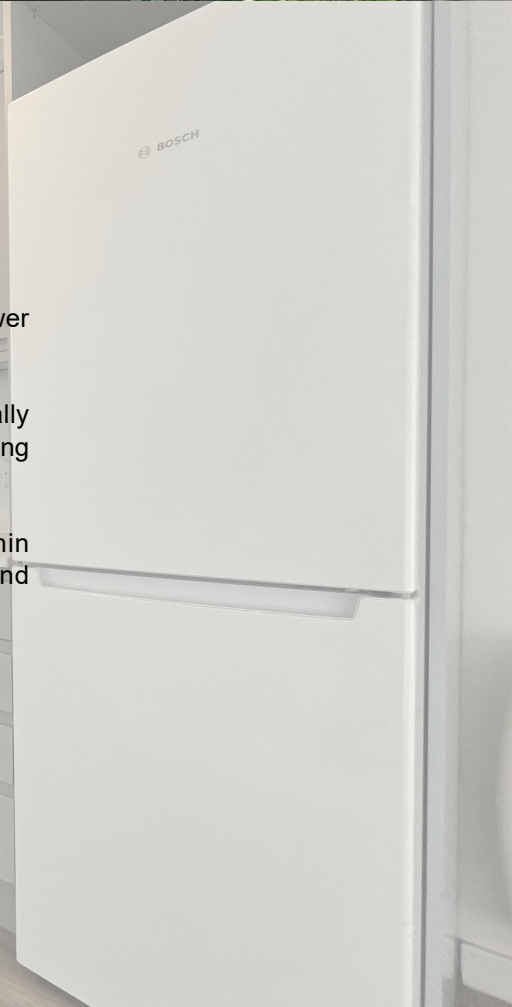
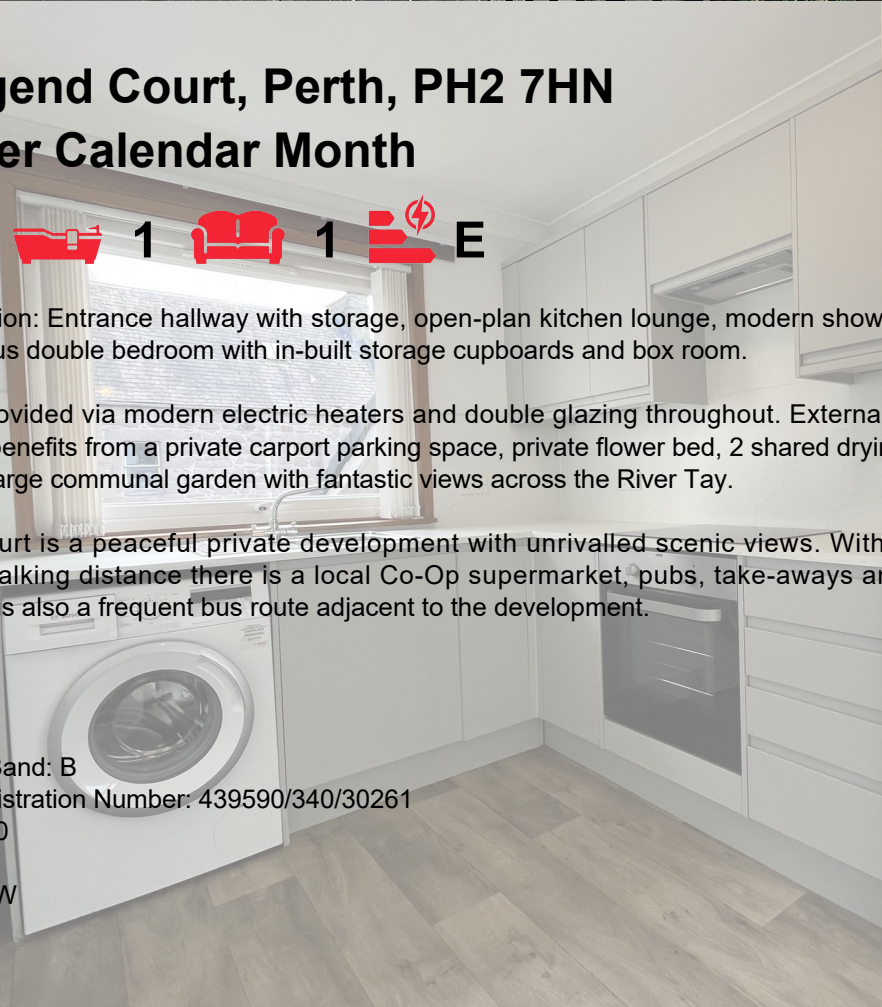
EPC: E

Council Tax Band: B

Landlord Registration Number: 439590/340/30261

LARN1907010

Available NOW







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		
		79		45	57
	43				
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.