



**Premier
Properties**
Perth



3A Union Street, Coupar Angus, PH13 9AE £850 Per Calendar Month

 3  1  1  E

Accommodation: Entrance hallway, spacious living room, modern kitchen diner, shower room, 2 double bedrooms and 1 good sized single bedroom.

Warmth is provided via gas central heating and double glazing throughout. Externally there is free on-street parking available. The property is accessed via a private external stairway serving 2 properties.

Coupar Angus is well positioned for access to Blairgowrie, Perth and Dundee via road and bus networks. Within the town there are many local amenities including Primary school, healthcare centre, local shops, bank and dentist. Situated in the heart of the Perthshire countryside, there are also an abundance of scenic walks on your doorstep.

EPC: E
Council Tax Band: B
Landlord Registration Number: 522490/340/26042
LARN1907010

Available NOW





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
		66		41	61
	47				
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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