



**Premier  
Properties**  
Perth



## 82 Monart Road, Perth, PH1 5UQ £850 Per Calendar Month

 2  2  1  C

Accommodation comprises; Entrance hallway with excellent storage, bright open-plan kitchen/lounge, 2 double bedrooms with in-built wardrobes, family bathroom and renovated en-suite shower room.

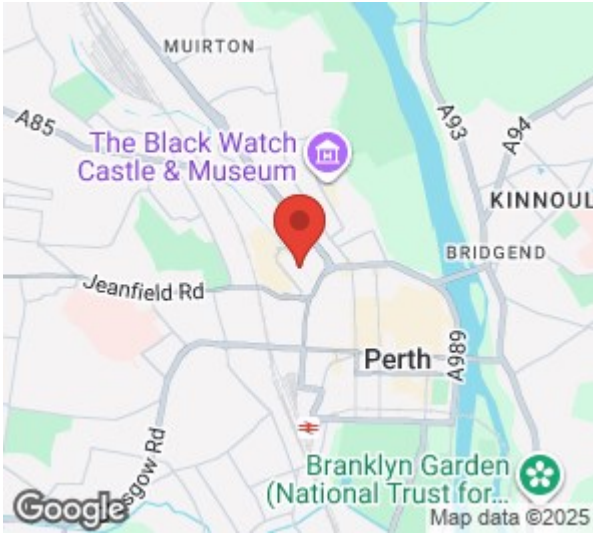
Externally the property benefits from private parking & secure door entry system. Warmth is provided via gas central heating and double glazing throughout. The property is offered on an unfurnished basis only, however integrated white goods are included.

Landlord Registration Number: 1788972/340/10092  
LARN1907010  
Council Tax Band: D  
EPC: C

No Pets

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 |         |           |
| Scotland                                    | 79      | 81        | Scotland                                                        | 80      | 83        |
| EU Directive 2002/91/EC                     |         |           | 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.