



**Premier  
Properties**  
Perth



## 4E Balgowan Road, Perth, PH1 2JG £650 Per Calendar Month



Accommodation comprises; Entrance Hallway, spacious and bright living room with feature fireplace, modern kitchen with white goods, bathroom with shower over bath & 2 double bedrooms.

Warmth is provided via gas central heating and double glazing throughout. Externally there is a shared garden to the rear, free on-street parking and a secure door entry system in place.

The property is well located with nearby local shops & takeaways, primary schools & nurseries, as well as there being nearby road links to the M90 & A9.

No Pets.

Council Tax Band: A

EPC: C

Landlord Registration Number: 1716328/340/18012

LARN1907010

Available mid-December 2025

- 2 Bedrooms
- Top Floor
- Unfurnished
- Gas Central Heating
- Free Parking
- Shared Garden
- Good bus links
- Nearby schooling
- Close to shops





| 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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