



**Premier  
Properties**  
Perth



## 40 Stormont Road, Perth, PH2 6NT

### £1,000 Per Month



This property benefits from: A spacious entrance hall providing access to all main rooms, 2 generous double bedrooms, each with built-in mirrored wardrobes, bright and spacious living room, a modern fitted kitchen with ample storage, a contemporary family bathroom, a large rear conservatory – perfect for relaxing or entertaining. It also provides gas central heating and double glazing throughout.

Extensive private garden, ideal for outdoor living and a private driveway and single garage.

Set within a quiet residential area, the property is within easy reach of local amenities, shops, bus routes, and only a short drive from Perth city centre.

This lovely bungalow offers comfortable, well-proportioned accommodation and would make a wonderful home.

Council Tax Band: C

EPC: D

LARN: 1907010

Landlord Registration: 91890/340/31350

Available Immediately.



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |             |         |           |
|---------------------------------------------|---------|------------------------------------------------|-------------|---------|-----------|
|                                             | Current | Potential                                      |             | Current | Potential |
| Very energy efficient - lower running costs |         |                                                |             |         |           |
| (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 |         |                                                |             |         |           |
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