



**Premier
Properties**
Perth



38 Duncansby Way, Perth, PH1 5XE £750 Per Calendar Month

 2  1  1  D

Accommodation: Entrance Hallway, Lounge, Kitchen, Bathroom & 2 Double Bedrooms with in-built storage.

Warmth is provided via double glazing and electric heaters. Externally there is free residents parking. The building also benefits from secure door entry system & a factor who manage all communal areas.

The property will be let on an unfurnished basis only.

Landlord Registration Number: 528665/340/14082
LARN1907010
Council Tax Band: C
EPC: D

Available December 2025





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	88	89
(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		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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