



**Premier  
Properties**  
Perth



## 7 Croll Gardens, Perth, PH1 0AD

### £750 Per Calendar Month

 2  1  1  B

Accommodation: Entrance hallway with large storage cupboard, spacious open-plan lounge with fitted kitchen and integrated appliances, 2 double bedrooms with fitted wardrobes and modern bathroom.

Warmth is provided via gas central heating and double glazing throughout. Externally the property benefits from a private parking space and communal garden grounds.

No Pets.

EPC: B

Council Tax Band: C

Landlord Registration Number: 1028502/340/16041

LARN1907010

Available May 2024





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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