



James Murray Apartments, Muirhall Road,  
Perth, PH2 7BH

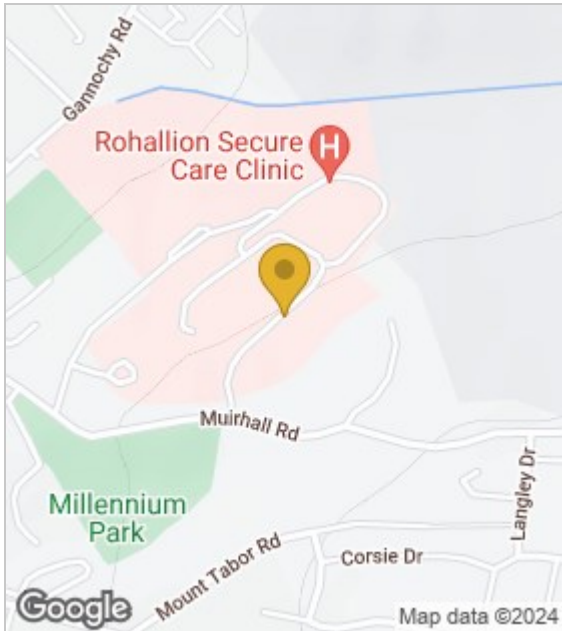
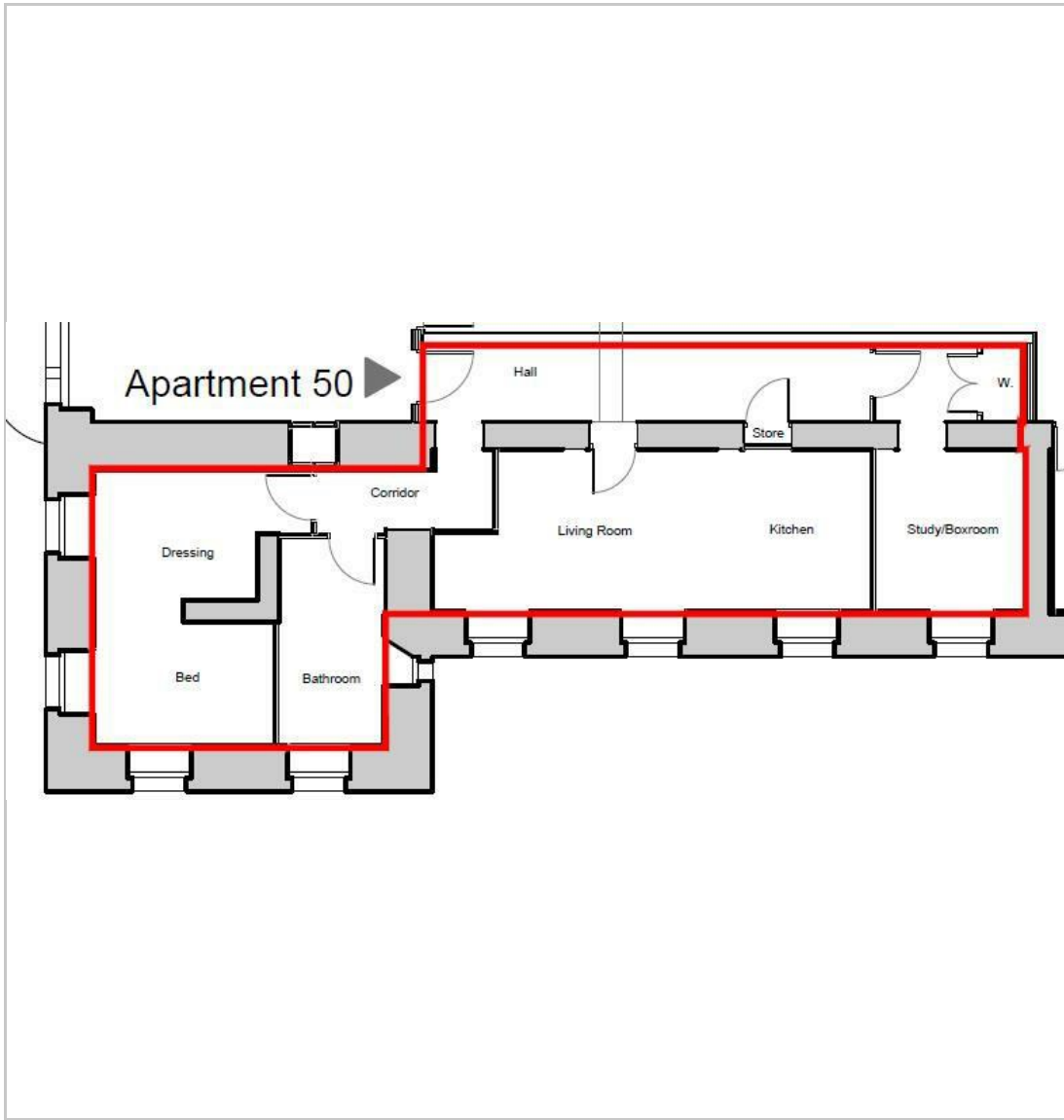


**£850 PCM (per calendar month) PCM**  
**Holding Deposit equal to 1 weeks rent**  
**Tenancy Deposit equal to 5 weeks rent**  
**Council Tax Band: New Build**

Available immediately is this recently converted two bedroom apartment ideally located for Perth city centre, the accommodation includes two bedrooms the master with dressing area, an open plan living room/ kitchen complete with a range of integrated appliances.

Council tax band - TBC  
EPC - C  
LL Reg - 1582247/355/03052

We are required to advise that the owner of this property is connected to or is employed by Noble Residential Limited. Under section 21 of the Estate Agents Act 1979



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>	EU Directive 2002/91/EC	74	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) <b>A</b>			
(69-80) <b>B</b>			
(55-68) <b>C</b>			
(39-54) <b>D</b>			
(21-38) <b>E</b>			
(1-20) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>	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. Interested parties 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.