



**22D Needless Road, Perth, PH2 0LD**

**£775 Per Month**



The property boasts 2 well proportioned double bedrooms, a living room, kitchen and bathroom. Warmth is provided by gas central heating and double glazing throughout.

Parking is free, on-street. There is also a small garden to the rear as well as an outhouse shed. Property is located in a desirable area of Perth, within walking distance to the train station, shops, parks and other local amenities.

Council Tax Band: B

Landlord Registration: 1784379/340/27062

EPC: C

LARN1907010

Available Mid-March 2026

- 2 double bedrooms
- Bathroom
- Kitchen
- Living Room
- Gas central heating
- Free on-street parking
- Rear garden
- Double glazing



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO <sub>2</sub> emissions (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					
Scotland		EU Directive 2002/91/EC		Scotland	



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