



**Premier  
Properties**  
Perth



## 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			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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