



**Premier  
Properties**  
Perth



## Flat 3, 11 Scott Street, Perth, PH1 5EJ £695 Per Calendar Month

 2  1  1  C

Accommodation comprises; Entrance hallway, open-plan kitchen/lounge, modern bathroom and 2 bright double bedrooms.

Warmth is provided via Gas Central Heating and Double Glazing throughout. Externally the property benefits from a mutual drying area to the rear.

No Pets.

LARN1907010

Landlord Registration Number: 515658/340/12012

Council Tax Band: B

EPC: C

Available Mid July 2026!

- 2 Double Bedrooms
- Second Floor
- Unfurnished
- GCH
- DG
- City Centre Location
- Tastefully Decorated
- External Drying Area





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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		Very environmentally friendly - lower CO <sub>2</sub> emissions (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 environmentally friendly - higher CO <sub>2</sub> emissions	
	72	72	83
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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