



**Premier
Properties**
Perth



8 Canal Crescent, Perth, PH2 8HT £1,100 Per Calendar Month

 **3**  **2**  **1**  **C**

Accommodation: Entrance hallway, open-plan kitchen/living room with integrated white goods, utility room, 2 double bedrooms, 1 single bedroom, bathroom and shower room.

Warmth is provided via modern electric storage heating and double glazing throughout. The property has a private garden and On-street parking permits can be purchased from the local authority.

Council Tax Band: C
EPC: C

Landlord Registration Number: 535617/340/16122
LARN1907010

Available October 2026

- Recently Renovated
- Modern Design
- Integrated Appliances
- Modern Electric Heating
- Private Garden
- Double Glazing





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90	(92 plus) A		76
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	68	
(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 ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	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. Intending purchasers 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.