



**Premier
Properties**
Perth



9 Marshall Place, Perth, PH2 8AH

£1,075 Per Calendar Month



Set across two levels, the property boasts a large lounge, flooded with natural light, creating the perfect space to relax and unwind, there is a generous sized kitchen, with ample storage and work-top space, ensuring cooking to be at ease. The property also has a well appointed bathroom, completing the first floor.

Upstairs, there are two double bedrooms, boasting exceptional views across the south inch, offering excellent accommodation and flexibility. There a single bedroom, which could be utilised in a number of ways, perfect for those seeking extra living space, which completes the home.

Accommodation will be offered on a furnished basis.

Externally, there is a private front garden, providing the perfect space to enjoy the warmer months. Heating throughout the property is provided via gas central heating and double glazing.

Rich in character and charm, this elegant maisonette combines traditional features with modern comfort and enjoys easy access to a wide range of local amenities, parks, shops, and transport links, making it an excellent choice for those seeking both convenience and style in the heart of Perth.

Viewing is highly recommended to see what this property has to offer!

Council Tax Band: D

EPC: D

Landlord Registration Number: Pending
LARN1907010

Available NOW

- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Private front garden
- Picturesque views
- Close to local amenities
- Easy access to transport
- Quiet residential area



9 Marshall Place, Perth PH2 8AH

GROSS INTERNAL AREA
GROUND FLOOR : 207.70 m², 10.3 m², FIRST FLOOR : 780.00 m², 73.5 m², SECOND FLOOR : 663.00 m², 61.5 m²

TOTAL: 1649 sq ft, 153.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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Energy Efficiency Rating

Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	77

Not energy efficient - higher running costs

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	81
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	

Not environmentally friendly - higher CO₂ emissions

Scotland EU Directive 2002/91/EC



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