



**Premier
Properties**
Perth



116 David Douglas Avenue, Perth, PH2 6QG

£1,300 Per Calendar Month



This charming home is set across two levels, offering the perfect family living space featuring a welcoming entrance hall, bright living room leading to the modern kitchen, complete with integrated appliances and space for dining and W.C. which completes the ground floor accommodation. The first floor benefits from 2 double bedrooms, 1 single bedroom and a family bathroom.

Externally, the property is complemented by generous garden grounds. There is a mono-blocked driveway providing off street parking to the front. The fully enclosed south facing rear garden is mostly laid to lawn with a delightful decked/patio area - perfect for relaxing & entertaining during the warmer months.

Warmth is provided via gas central heating and double glazing throughout.

EPC: C
Council Tax Band: D
Landlord Registration Number: 246835/340/03481
LARN1907010

Available NOW



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		91	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	75		(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 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 firms employment has the authority to make or give any representation or warranty in respect of the property.