



**Premier
Properties**
Perth



38B Friar Street, Perth, PH2 0ED

£795 Per Month

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This property benefits from Double Glazing throughout & comprises; Entrance Hallway, bright and spacious Lounge, recently refurbished Kitchen, Shower Room & 2 Double Bedrooms with newly fitted carpets.

Warmth is provided via gas central heating. There is also free on street parking available. Externally, there is a private gravel area to the front & communal garden to the rear.

No Pets.

Landlord Registration: 458042/340/01391

LARN1907010

EPC Rating: D

Council Tax Band: B

Available early October 2026!





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			(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 ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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