



**Premier  
Properties**  
Perth



## 34B Balhousie Street, Perth, PH1 5HJ £1,100 Per Calendar Month



Offered on an **Furnished** basis, the property comprises; Downstairs utility room, welcoming reception that sets the tone for the rest of the home, three spacious bedrooms, fitted kitchen, spacious lounge, family bathroom that caters to all your needs

The property benefits from gas central heating, ensuring warmth and comfort throughout the colder months, while double glazing enhances energy efficiency and reduces noise, creating a tranquil environment.

Outside, you will find the added advantage of private parking, a rare find in urban settings, along with a lovely garden that invites you to enjoy the outdoors. This outdoor space is perfect for relaxing or entertaining, making it an ideal spot for family gatherings or quiet evenings.

With its prime location and spacious layout, this maisonette is a wonderful opportunity for those seeking a home that combines historical charm with modern amenities.

Don't miss the chance to make this charming maisonette your new home.

Furnished



EPC: D  
Council Tax Band: F  
LARN1907010  
Landlord Registration Number: 537186/340/23012

Available April 2026

- Maisonette Flat
- Private Parking
- Garden space
- Gas Central Heating
- Furnished





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	
	65	58	68
Scotland 		Scotland 	



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