



Muirhall Road, Muirhall Road, Perth, PH2 7FP



**£1,100 PCM (per calendar month) PCM**  
**Holding Deposit equal to 1 weeks rent**  
**Tenancy Deposit equal to 5 weeks rent**  
**Council Tax Band: E**

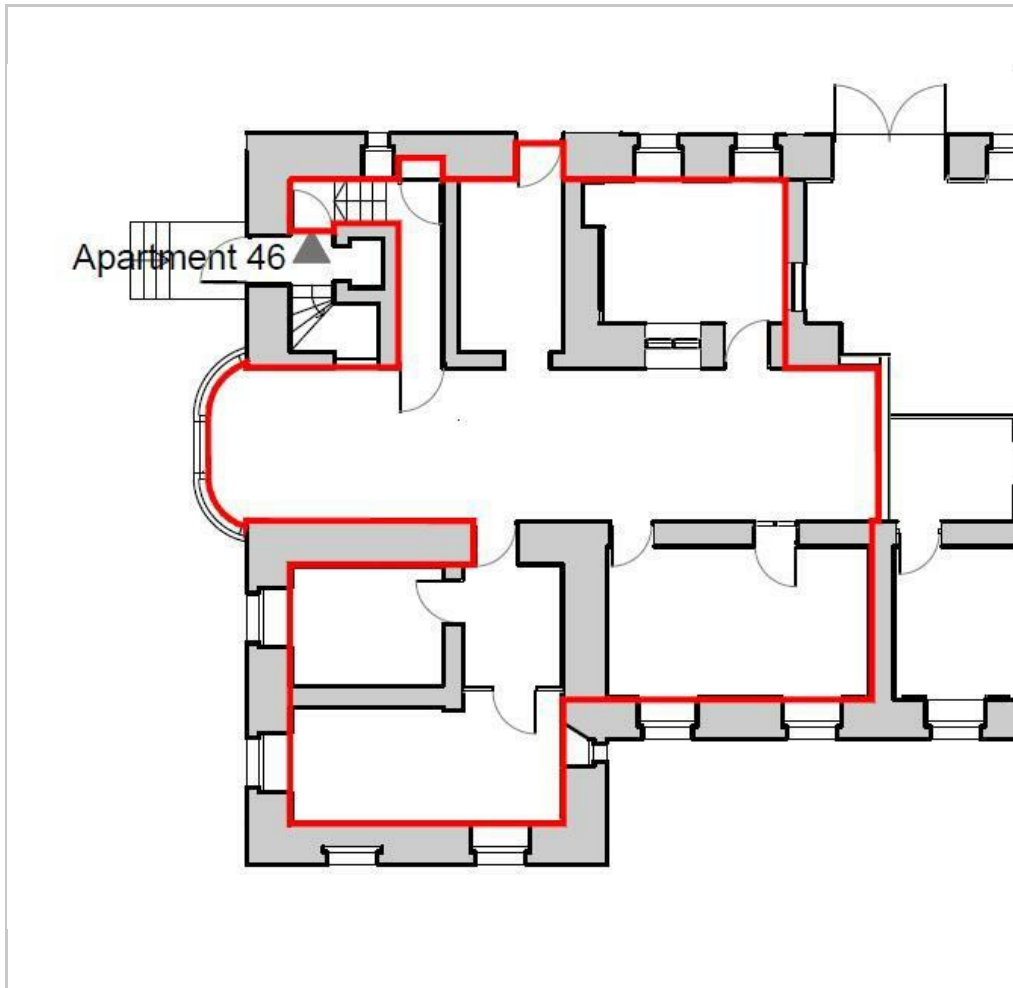
Available from the end of April. Is a converted two bedroom ground floor apartment ideally located for Perth city centre, the accommodation includes spacious entrance hall, two bedrooms, lounge, kitchen complete with a range of integrated appliances and bathroom.

Council tax band - E

EPC - C

LL Reg - 1582247/355/03052

We are required to advise that the owner of this property is connected to or is employed by Noble Residential Limited. Under section 21 of the Estate Agents Act 1979



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>Scotland</b>   | 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. Interested parties 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.