

Simple Approach



**6 Geddes Avenue, Perth
PH1 0AF**

Offers over £254,950

Simple Approach are delighted to welcome this stunning semi-detached new build property on Geddes Avenue to the Perthshire residential market. This sizeable property is the ideal purchase for any growing family looking for a home with modern, tasteful decoration and high-quality fixtures and finishing's present throughout each generously proportioned living space. Geddes Avenue comprises of a welcoming entrance hallway, a bright and spacious lounge with large front facing windows, a beautiful open plan kitchen/dining area along with a further family room leading out onto the fully enclosed rear garden. Upstairs, the property enjoys three sizable bedrooms all with fitted storage space and a master ensuite shower room, a further chic family bathroom completes this stunning property. The property further benefits from modern comforts such as gas central heating, double glazing and a large private driveway. Viewing is essential to appreciate the overall fantastic condition and excellent location on offer with this lovely family home.

Lounge

17'4" x 10'5" (5.29 x 3.20)

Kitchen/ Dining

18'10" x 9'2" (5.75 x 2.80)

Snug

8'9" x 12'0" (2.69 x 3.66)

Bedroom

10'5" x 11'4" (3.19 x 3.46)

Bedroom

9'2" x 7'7" (2.80 x 2.33)

Entrance Hallway

17'0" x 8'0" (5.20 x 2.46)

Bedroom

10'4" x 10'5" (3.17 x 3.19)

W/C

3'2" x 7'6" (0.97 x 2.29)

Bathroom

7'6" x 6'11" (2.29 x 2.13)

En-Suite

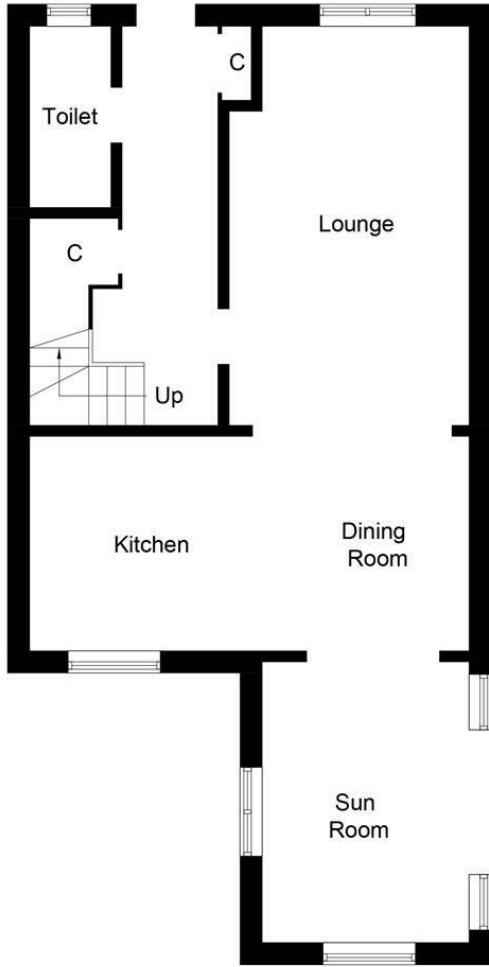
3'11" x 6'11" (1.21 x 2.13)



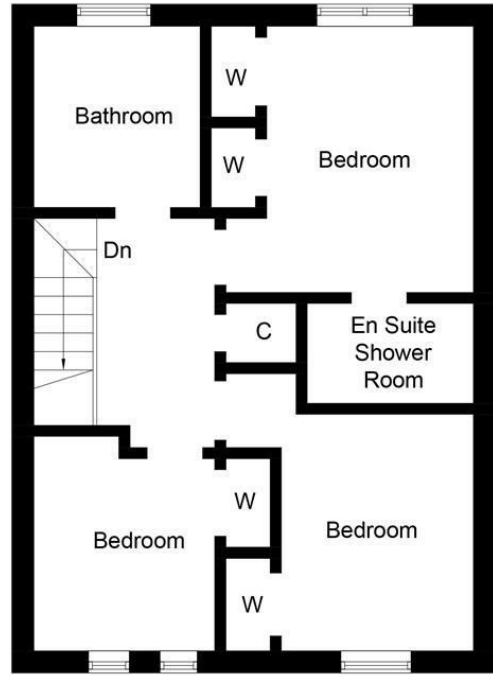


- Beautifully Presented Semi-Detached Family Home
- Modern Fitted Kitchen
- Private Driveway
- Three Sizable Bedrooms With Master Ensuite
- Chic Family Bathroom
- Fully Enclosed Rear Garden
- Bright & Spacious Open Plan Ground Floor
- Gas Central Heating & Double Glazing
- Ample Living Space Throughout

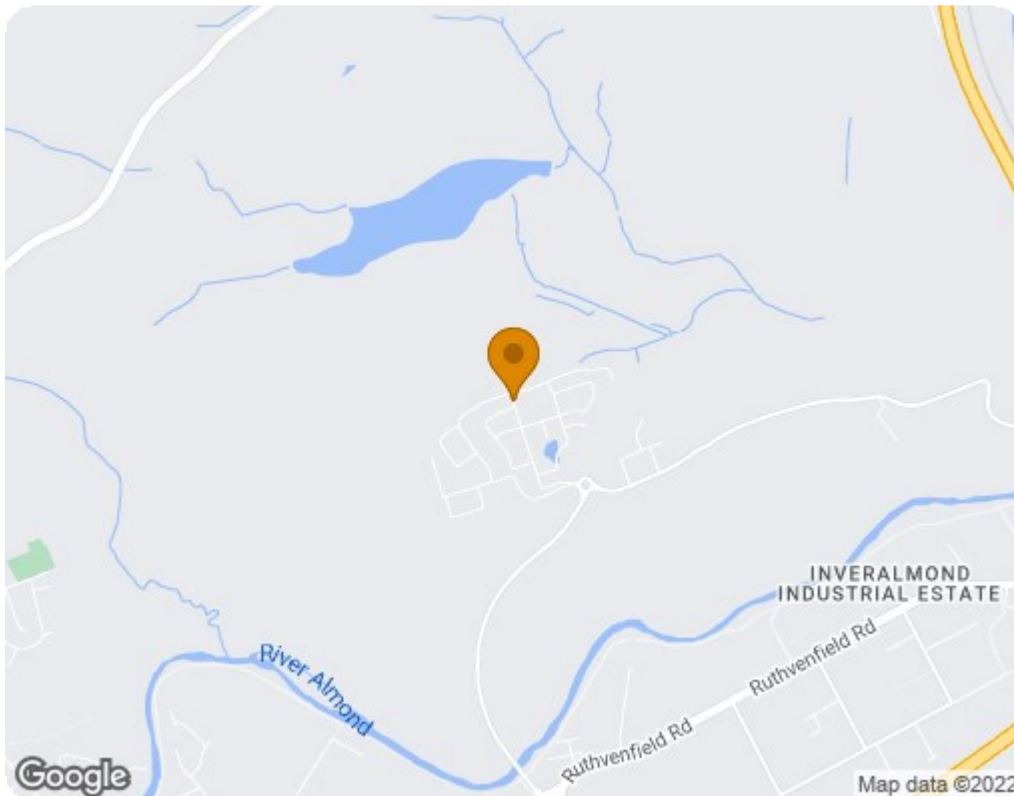




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		90
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC