



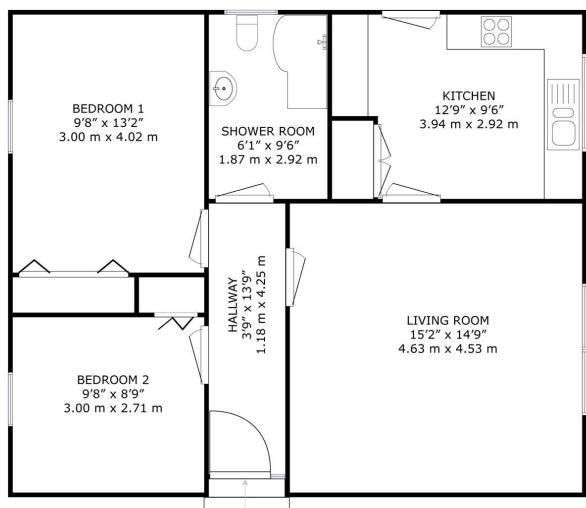
Premier  
Properties  
Perth



**38 Geddes Drive, Perth, PH1 1QD**  
**Offers Over £230,000**



- Detached bungalow in Perth
- Two bedrooms
- Spacious reception room
- Quiet residential area
- Close to local amenities
- Easy access to transport
- Perfect for downsizers
- Viewing highly recommended



38, Geddes Drive Perth, PH1 1QD

GROSS INTERNAL AREA  
TOTAL: 668 sq.ft, 62.1 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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			
Scotland		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			
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.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. [sales@premierpropertiesperth.co.uk](mailto:sales@premierpropertiesperth.co.uk)

[www.premierpropertiesperth.co.uk](http://www.premierpropertiesperth.co.uk)