



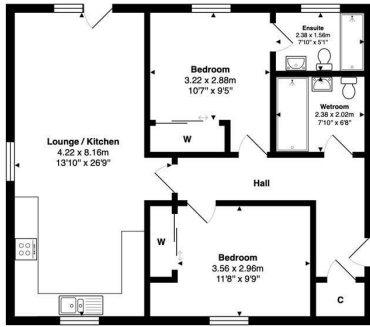
**Premier
Properties**
Perth



3 Geddes Avenue, Perth, PH1 0AF
Offers Over £160,000

 2  2  1  B

- 2 spacious bedrooms
- 2 modern bathrooms
- Ground floor flat
- Spacious reception room open plan to the kitchen
- Close to local amenities
- Easy access to transport
- Perfect for professionals
- Viewing highly recommended



Ground Floor



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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