



**Premier  
Properties**  
Perth



## 24 Geddes Drive, Perth, PH1 1QD Offers Over £215,000

 2  1  2  C

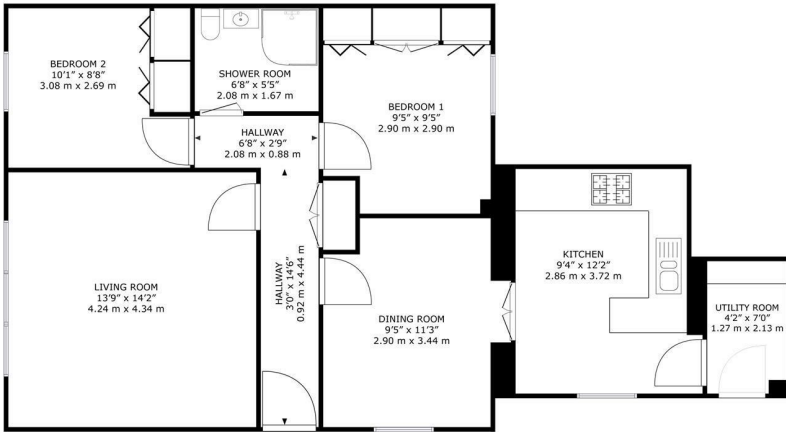
The accommodation is set over one level and comprises a welcoming entrance hall, a bright and spacious living room, an extended kitchen with adjoining utility room and direct access to the rear garden, a separate dining room, two well-proportioned double bedrooms with built-in storage, and a modern shower room. The property further benefits from gas central heating and double glazing throughout.

Externally, the property sits on a fantastic-sized corner plot, with a driveway providing ample off-street parking, in addition to a carport suitable for multiple vehicles. The garden grounds are well maintained and feature a large patio area along with a charming summer house—perfect for relaxing and entertaining during the warmer months.

Early viewing is highly recommended to fully appreciate the quality and space of accommodation on offer.

- 2 spacious bedrooms
- Sizeable corner plot
- Parking for a number of cars
- Summer house
- Quiet area
- Close to local amenities
- Easy access to transport
- Viewing recommended





24, Geddes Drive Perth, PH1 1QD

GROSS INTERNAL AREA  
TOTAL: 714 sq.ft, 66.3 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			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		71	78

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			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		72	75



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