



**Premier  
Properties**  
Perth



## 29 Geddes Avenue, Perth, PH1 0AF Offers Over £332,500

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The house is approached by its private front garden and driveway offering off street parking. The entrance vestibule leads to the hallway and toilet and good sized lounge. The superb open plan living/dining/kitchen area is perfect for families and also offers a lovely space for entertaining with French doors opening from the dining area into the rear garden. The kitchen area has a selection of floor and wall mounted units and the appliances include a gas hob, fridge/freezer, oven/grill, microwave and dishwasher.

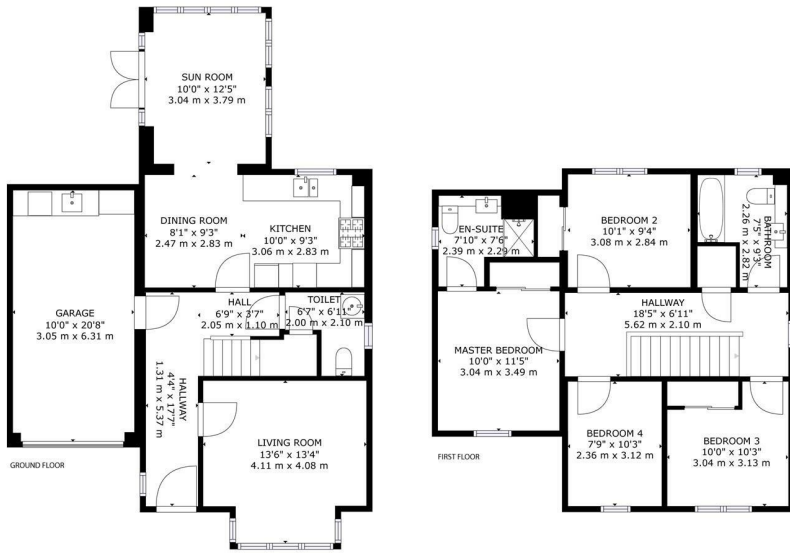
The carpeted stair leads to the upper landing. The four upstairs bedrooms are extremely spacious with lots of storage. The main bedroom has its own en suite shower room and there is a family bathroom.

The property benefits from hybrid air source & gas heating and double glazing throughout.

To the front of the property there is an area of lawn which is easily maintained and mono bloc driveway leading to the integral single garage with electric light and power, stainless sink unit, and floor and wall mounted units and has space for a washing machine and tumble dryer. To the rear, there is a fully enclosed garden mainly laid to lawn with patio area to enjoy the summer months.

- 4 Bedrooms
- Desirable Area
- Double Glazing
- Hybrid Air Source & Gas Heating
- Master En Suite Shower Room
- Move In Condition
- Patio Area
- Private Rear Garden
- Sun Room

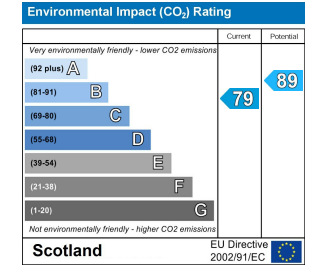
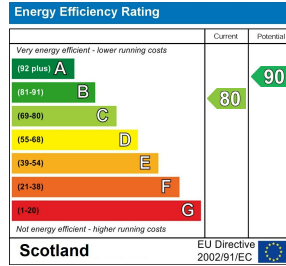




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GROSS INTERNAL AREA  
 FLOOR 1: 654 sq. ft./61 m<sup>2</sup>, FLOOR 2: 705 sq. ft./65 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 208 sq. ft./19 m<sup>2</sup>  
 TOTAL: 1359 sq. ft./126 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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