



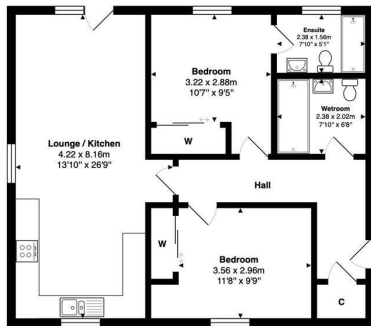
**Premier
Properties**
Perth



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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