



16 Nimmo Avenue, Perth, PH1 2PX

Offers Over £143,000



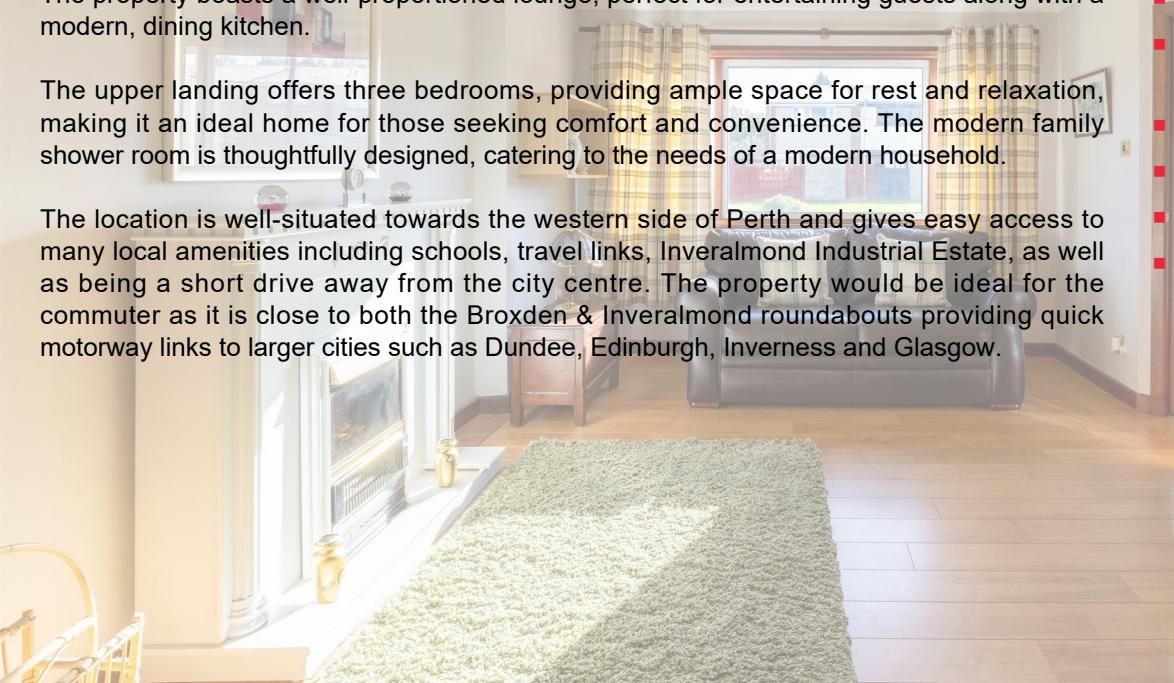
The property boasts a well-proportioned lounge, perfect for entertaining guests along with a modern, dining kitchen.

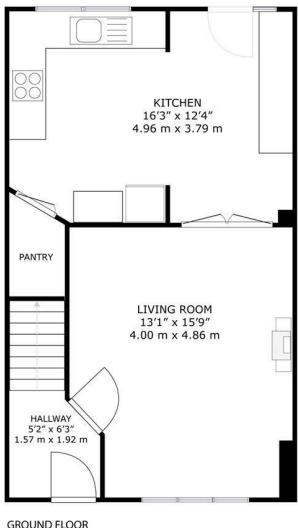
The upper landing offers three bedrooms, providing ample space for rest and relaxation, making it an ideal home for those seeking comfort and convenience. The modern family shower room is thoughtfully designed, catering to the needs of a modern household.

The location is well-situated towards the western side of Perth and gives easy access to many local amenities including schools, travel links, Inveralmond Industrial Estate, as well as being a short drive away from the city centre. The property would be ideal for the commuter as it is close to both the Broxden & Inveralmond roundabouts providing quick motorway links to larger cities such as Dundee, Edinburgh, Inverness and Glasgow.

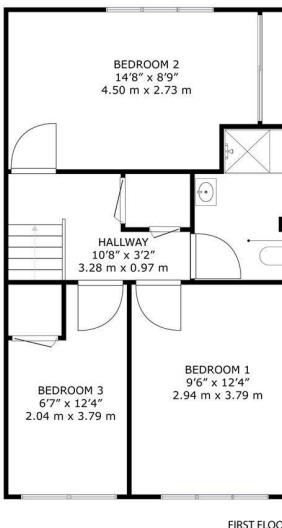


- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- POPULAR AREA
- PRIVATE GARDEN
- IDEAL FOR FAMILIES
- ELECTRIC HEATING





GROUND FLOOR



FIRST FLOOR

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GROSS INTERNAL AREA
GROUND FLOOR : 453 sq. ft/42.2 m², FIRST FLOOR : 423 sq. ft/39.3 m²
TOTAL: 876 sq. ft/81.5 m²
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	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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	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.

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