



**Premier
Properties**
Perth



38 Geddes Drive, Perth, PH1 1QD
Offers Over £225,000



- Detached bungalow in Perth
- Two bedrooms
- Spacious reception room
- Quiet residential area
- Close to local amenities
- Easy access to transport
- Perfect for downsizers
- Viewing highly recommended



38, Geddes Drive Perth, PH1 1QD

GROSS INTERNAL AREA
 TOTAL: 668 sq.ft, 62,1 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

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



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