



**Premier
Properties**
Perth



3 Geddes Avenue, Perth, PH1 0AF
Offers Over £160,000

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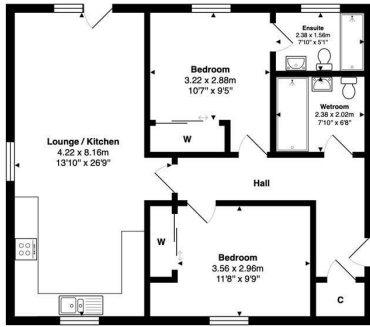
- 2 spacious bedrooms
- 2 modern bathrooms
- Ground floor flat
- Spacious reception room open plan to the kitchen
- Close to local amenities
- Easy access to transport
- Perfect for professionals
- Viewing highly recommended



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Total Area: 76.7 m² ... 826 ft²

All measurements are approximate and for display purposes only



Ground Floor



Energy Efficiency Rating	
Current	Potential
83	83

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Scotland EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
87	87

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

Scotland EU Directive 2002/91/EC



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