



Nimmo Avenue

Perth, PH12

3 Bedroom

£125,000

**Lettings
Direct**



22 Nimmo Avenue

Description

- Energy Rating : D
- 1 Reception
- Unfurnished
- Garden
- Washing Machine
- 3 Beds
- 1 Bathroom
- Shower
- Street Parking
- Terraced

LD Sale Perth are pleased to bring to the market this 3 BEDROOM END TERRACED HOUSE situated in a popular area of Perth. The property offers good local amenities and bus service. Split over two levels comprising mainly of; entrance porch, lounge, kitchen, 3 good sized bedrooms and family bathroom. Warmth is offered through electric heating and double glazing throughout. Externally the property offers on street parking and grounds to the front and fully enclosed to the rear.

Room					Dimensions
Entrance	Porch	5'1"		x	3'4"
Lounge		16'8"		x	12'1"
Kitchen		16'6"		x	12'8"
Master	Bedroom		14'4"		9'6"
Bedroom	2		12'11"		9'4"
Bedroom	3		12'3"		6'11"
Bathroom		6'6"		x	5'7"
Landing		10'9"		x	6'6"
Exterior					



Accommodation Comprises:

Kitchen

Living/Dining Room

Bedroom 1



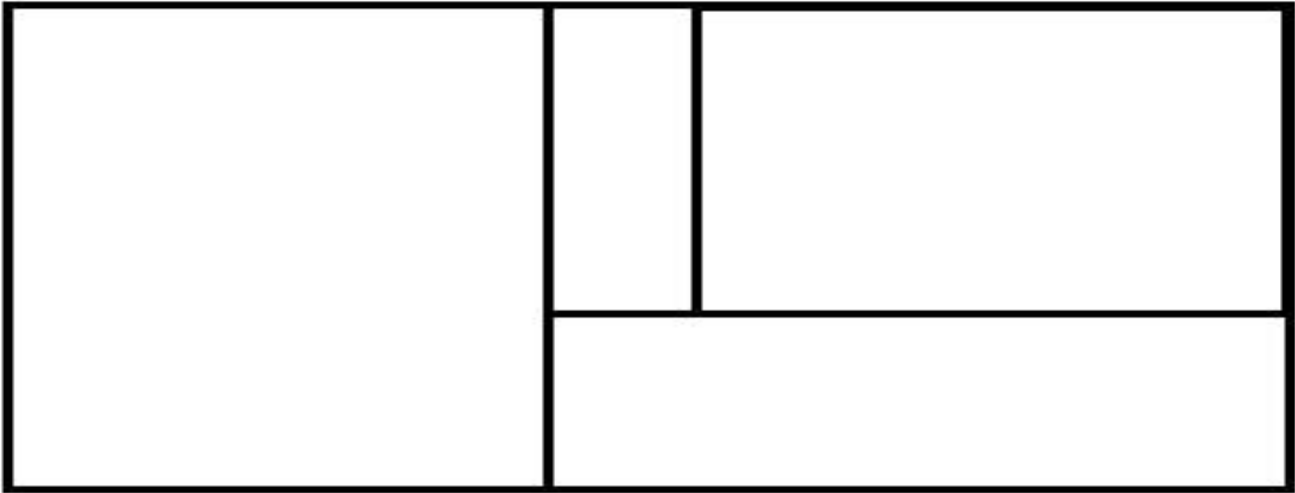
Bedroom 2

Bedroom 3

Bathroom

B/F Door





Waiting for Floorplan

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) 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		Very environmentally friendly - lower CO ₂ emissions (92-100) 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	
	81	48	62
66			
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC



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