

Simple Approach



8 Stuart Avenue, Perth  
PH2 0LJ

Offers over £250,000

This semi-detached home on Stuart Avenue, Perth offers generous accommodation and excellent potential for buyers looking to create a fantastic family home. While the property would benefit from modernisation throughout, it provides a solid foundation with well-proportioned rooms and a flexible layout.

The ground floor comprises a bright lounge, separate dining room, and a kitchen with adjoining utility room, offering practical space for everyday living. A downstairs bedroom adds versatility, ideal for guests, home working or additional family needs, while the conservatory provides a pleasant space overlooking the rear garden. A family shower room completes the lower level. Upstairs, there are two further bedrooms along with a convenient WC, making the layout well-suited to family life.

Externally, the property benefits from a large private rear garden, perfect for outdoor enjoyment, as well as a garage and driveway providing ample off-street parking. Further benefits include gas central heating and double glazing, ensuring comfort and efficiency. Overall, this is a great opportunity to acquire a spacious home with the potential to add value and personalise to your own taste.

### Lounge

13'5" x 12'5" (4.10 x 3.79)

### Dining Room

13'11" x 11'4" (4.26 x 3.47)

### Downstairs Bedroom

10'0" x 12'5" (3.05 x 3.80)

### Conservatory

16'5" x 8'4" (5.02 x 2.55)

### Family Shower Room

6'9" x 6'0" (2.06 x 1.85)

### Kitchen

12'10" x 10'11" (3.93 x 3.34)

### Utility Room

8'10" x 8'8" (2.70 x 2.65)

### Garage

9'1" x 18'5" (2.79 x 5.62)

### Bedroom One

10'1" x 14'5" (3.08 x 4.41)

### Bedroom Two

10'0" x 16'9" (3.06 x 5.13)

### Upstairs WC

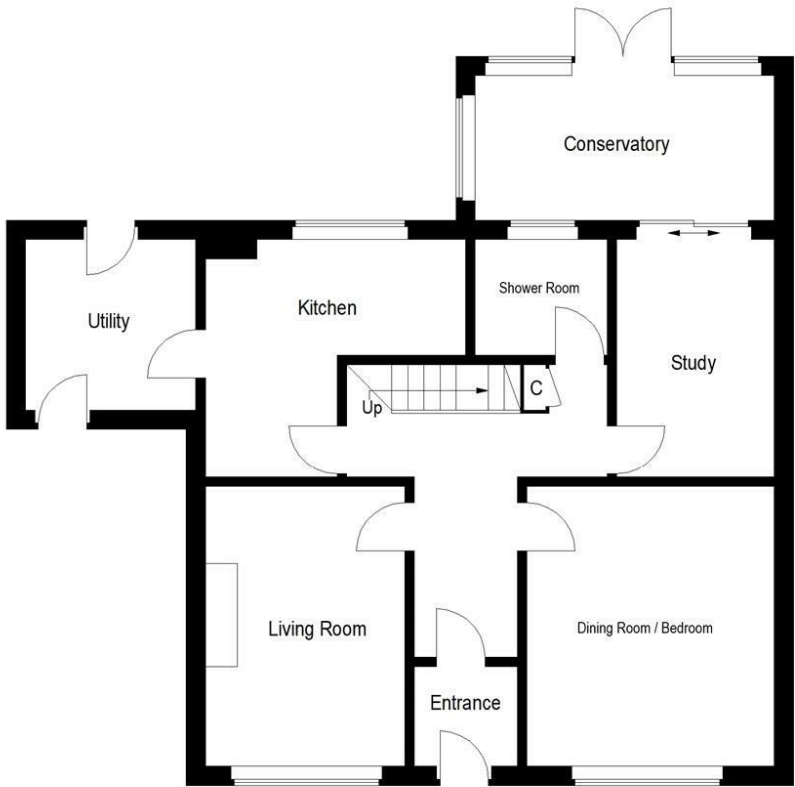
6'1" x 4'1" (1.86 x 1.25)



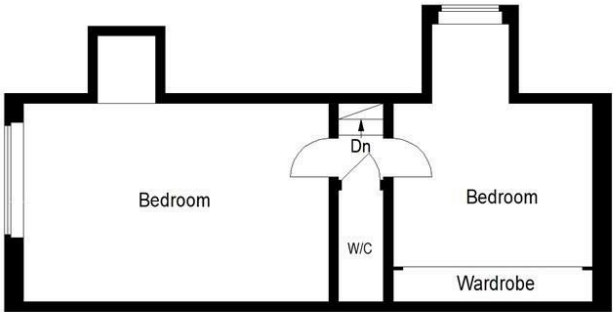


- Semi Detached House In A Very Sought After Location
- Three Bedrooms
- Bright & Spacious Lounge
- Conservatory
- Dining Room
- Private Driveway & Garage
- Gas Central Heating & Double Glazing
- Large Private Rear Garden
- Generous Storage Throughout, Roof Space Through The Sliding Doors In The Master Bedroom



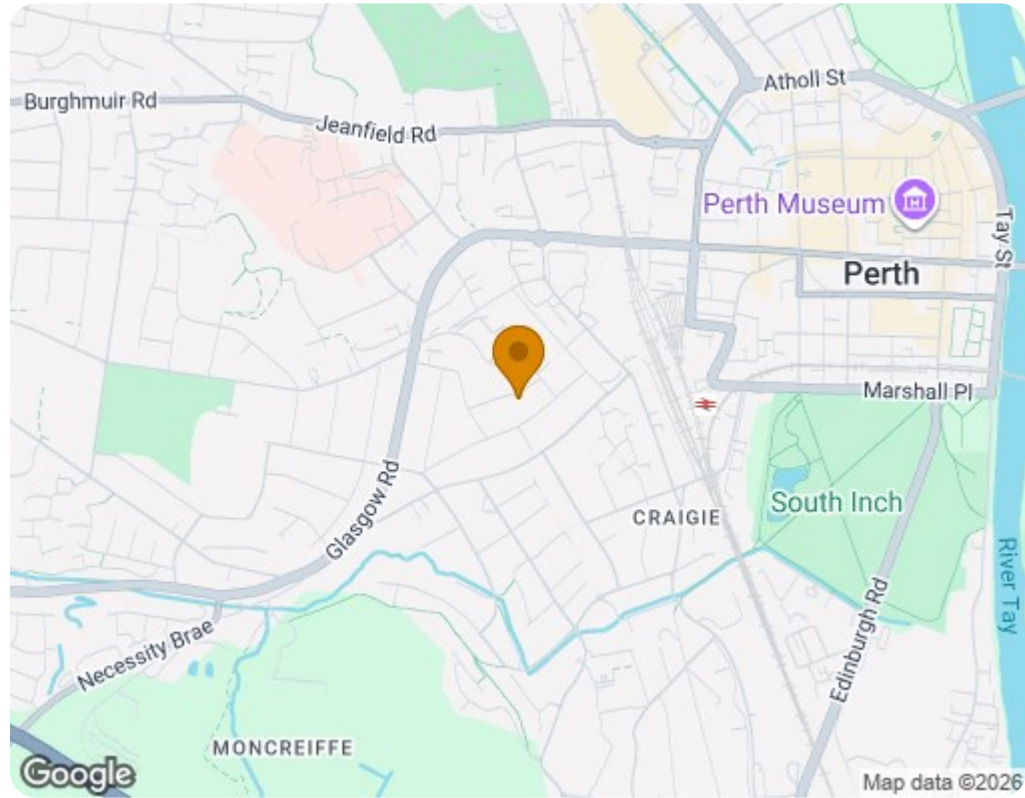


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1292495)



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 75        |
| (55-68) D                                                       | 66      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 70        |
| (55-68) D                                                       | 62      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |