

Simple Approach



Estate Agents



**1 Manson Avenue, Perth  
PH2 8AZ**

**Offers over £187,950**



This beautifully presented mid-terraced house on Manson Avenue offers bright, spacious, and stylish accommodation in a popular residential area of Perth. Finished to a high standard throughout, the property perfectly combines modern open-plan living with comfort and practicality, making it an ideal home for a range of buyers. The ground floor features a welcoming entrance hallway leading into a bright and generously sized lounge, complete with a charming wood-burning stove. The lounge flows seamlessly into a spacious dining area and modern kitchen, creating a fantastic open-plan layout that's ideal for family living and entertaining. Upstairs, there are three well-proportioned bedrooms, each offering plenty of natural light and versatile space for storage or home working. The family bathroom is fitted with a contemporary white suite and finished with tasteful decor.

Externally, the property benefits from an easily maintained private rear garden, providing an ideal space for outdoor relaxation or dining. To the front, there is a private driveway offering off-street parking for two cars. Further benefits include gas central heating and double glazing, ensuring year-round comfort and energy efficiency. Located within easy reach of local amenities, schools, and transport links, this property represents an excellent opportunity to purchase a move-in ready family home in a sought-after area of Perth.

### Lounge

12'4" x 13'6" (3.77 x 4.14)

5'5" x 6'2" (1.66 x 1.88)

### Dining Room

11'10" x 8'0" (3.63 x 2.44)

### Kitchen

20'9" x 8'7" (6.33 x 2.62)

### Bedroom One

9'11" x 11'6" (3.03 x 3.51)

### Bedroom Two

13'8" x 8'0" (4.18 x 2.46)

### Bedroom Three

7'7" x 10'6" (2.33 x 3.22)

### Bathroom

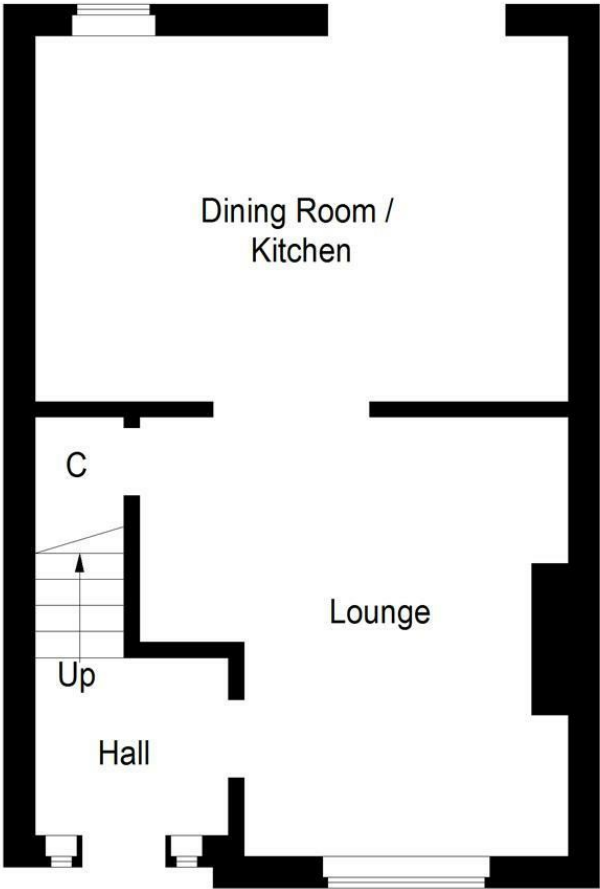




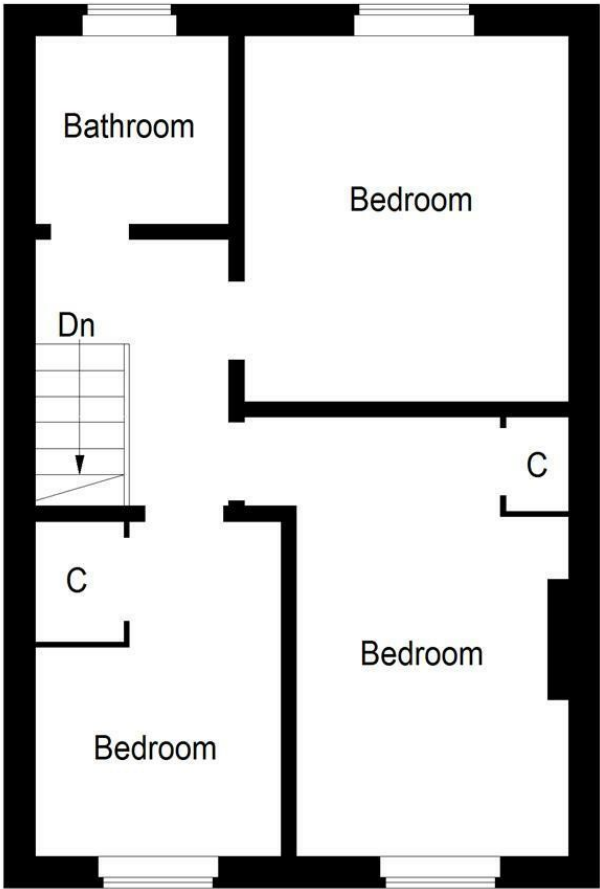
- Mid Terraced House
- Gas Central Heating & Double Glazing
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Three Bedrooms
- Private Driveway
- Open Plan Lounge / Dining Room / Kitchen
- Easily Maintained Private Rear Garden



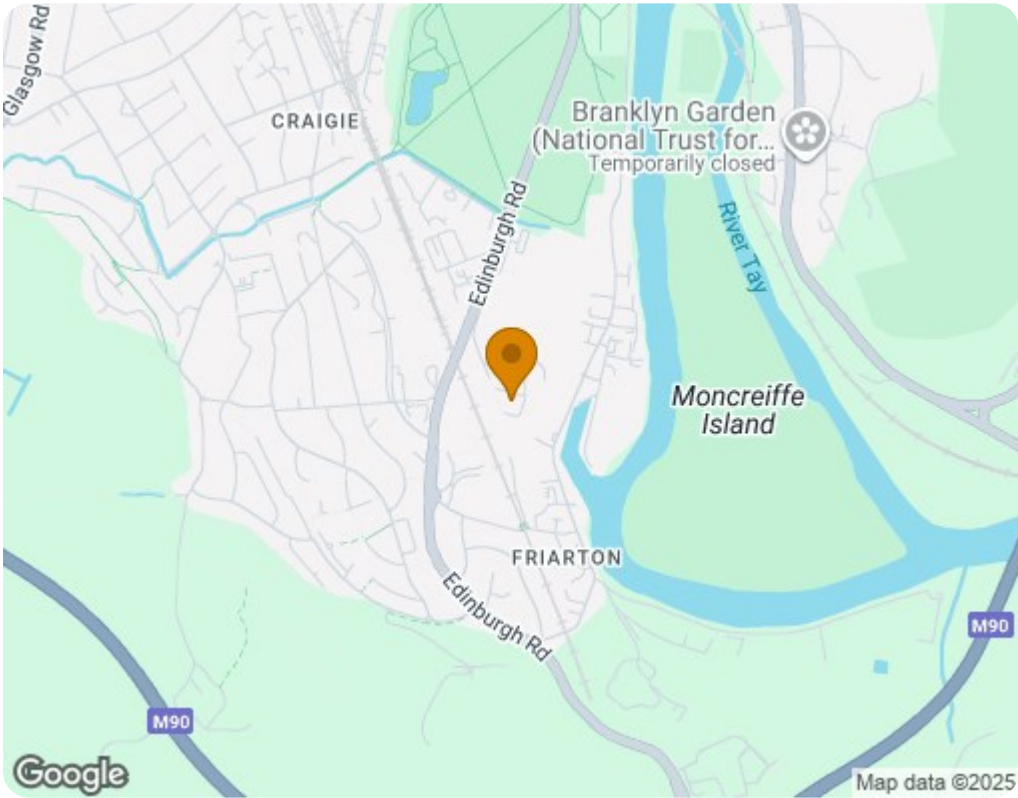




Ground Floor



First Floor



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