

Simple Approach



Estate Agents



**5 Cavendish Avenue, Perth
PH2 0JS**

Offers over £197,950

Located in the desirable Cavendish Avenue in Perth, this charming house presents an excellent opportunity for those looking to create their dream home. Boasting three spacious double bedrooms, this property is perfect for families or those seeking extra space. The generous reception room offers a welcoming area for relaxation and entertaining, while the bathroom provides essential facilities.

The house benefits from gas central heating, ensuring warmth and comfort throughout the colder months. A private front & rear area adds to the appeal, providing a lovely outdoor space for enjoying the fresh air. While the property could benefit from some renovation and modernization, this presents a fantastic chance for buyers to personalize the space to their taste and requirements.

Situated in a highly sought-after location, residents will enjoy easy access to excellent transport links, with both train and bus stations just a mere ten minutes away. Additionally, the property is conveniently close to a variety of local amenities, making daily life both convenient and enjoyable.

This house on Cavendish Avenue is a promising prospect for those looking to invest in a property with great potential in a vibrant community. Don't miss the chance to make this house your own!

Lounge

10'0" x 14'4" (3.07 x 4.38)

Dining Room

14'11" x 11'9" (4.56 x 3.60)

Kitchen

7'11" x 8'11" (2.42 x 2.73)

Family Bathroom

4'11" x 8'0" (1.50 x 2.44)

Toilet

4'7" x 3'6" (1.40 x 1.09)

Bedroom One

12'5" x 10'3" (3.79 x 3.14)

Bedroom Two

12'9" x 10'3" (3.89 x 3.14)

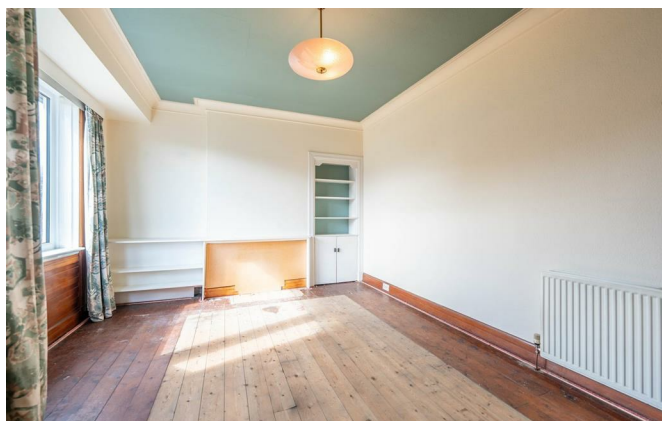
Bedroom Three

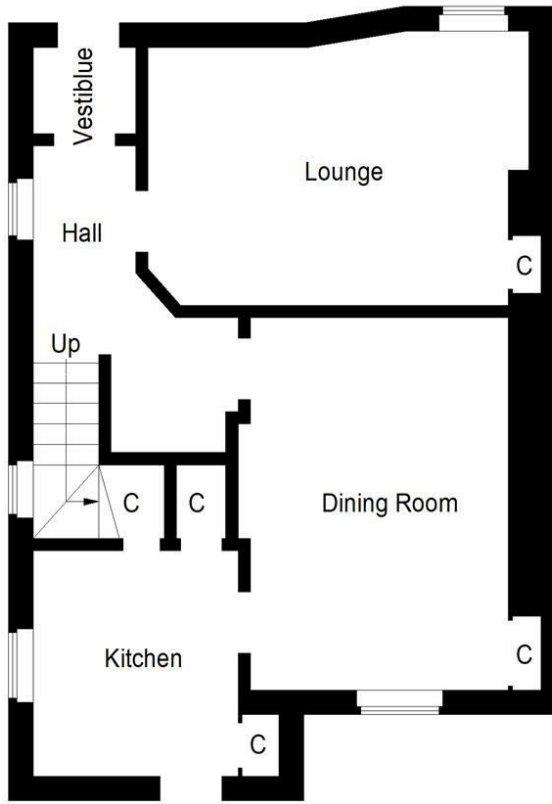
8'1" x 10'2" (2.48 x 3.11)



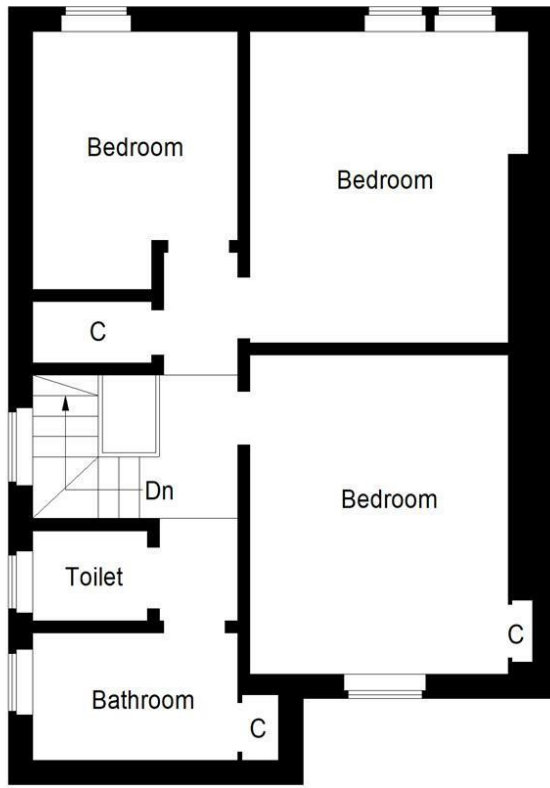


- Three Spacious Double Bedrooms
- Property Would Benefit In Modernization
- Easy Transport Link
- Bright Lounge
- Private Front & Rear Garden & Driveway
- Close To All Local Amenities
- Gas Central Heating & Double Glazing
- Very Sought After Location
- Think this might be the property for you? Contact our mortgage team to discuss your options!

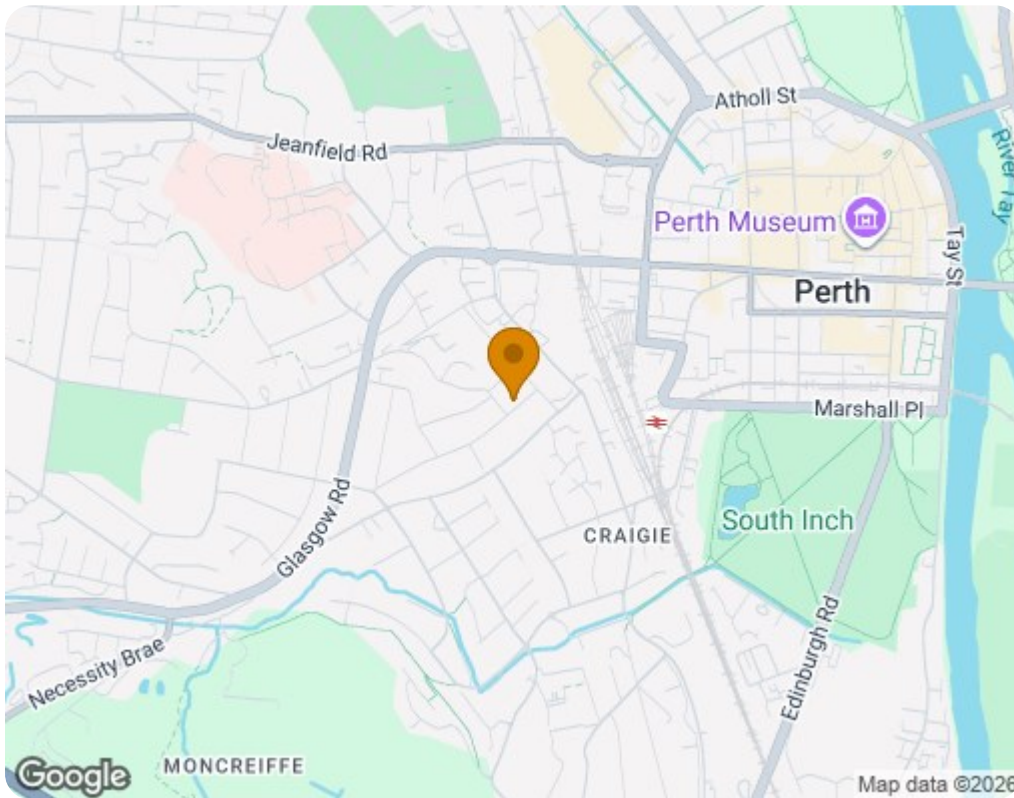




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		59	
(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			70
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	