

Simple Approach



Estate Agents



**78 Cavendish Avenue, Perth
PH2 0JU**

Offers over £237,950

Located in a desirable residential area of Perth, this beautifully presented three-bedroom, semi-detached home on Cavendish Avenue offers modern comfort, stylish interiors, and a welcoming atmosphere. Perfect for families, first-time buyers, or those looking to upsize, this property has been maintained to a high standard and is move-in ready. Upon entering, you are greeted by a bright and spacious lounge, featuring patio doors that allow natural light to flood the space. The modern fitted kitchen offers ample storage and sleek worktop space. The ground floor also benefits from dining room and a convenient WC. Upstairs, the property boasts three well-proportioned bedrooms, each offering comfortable accommodation with neutral décor. The fresh white family bathroom featuring a bath and overhead shower.

Externally, the home benefits from a well-maintained garden, providing a private outdoor space ideal for relaxation and entertaining. The sizeable driveway offers off-street parking, adding to the convenience of this fantastic property. Located close to local amenities, well-regarded schools, and excellent transport links, this home combines style, comfort, and practicality in a sought-after location. Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.

Lounge
15'1" x 12'11" (4.60 x 3.95)

Kitchen
11'6" x 8'3" (3.53 x 2.54)

Dining Room
8'0" x 10'4" (2.45 x 3.16)

Downstairs WC
2'8" x 4'3" (0.83 x 1.32)

Bedroom One
11'3" x 11'5" (3.45 x 3.48)

Bedroom Two
12'4" x 11'5" (3.76 x 3.49)

Bedroom Three
7'5" x 11'3" (2.28 x 3.43)

Bathroom
5'2" x 5'8" (1.59 x 1.74)



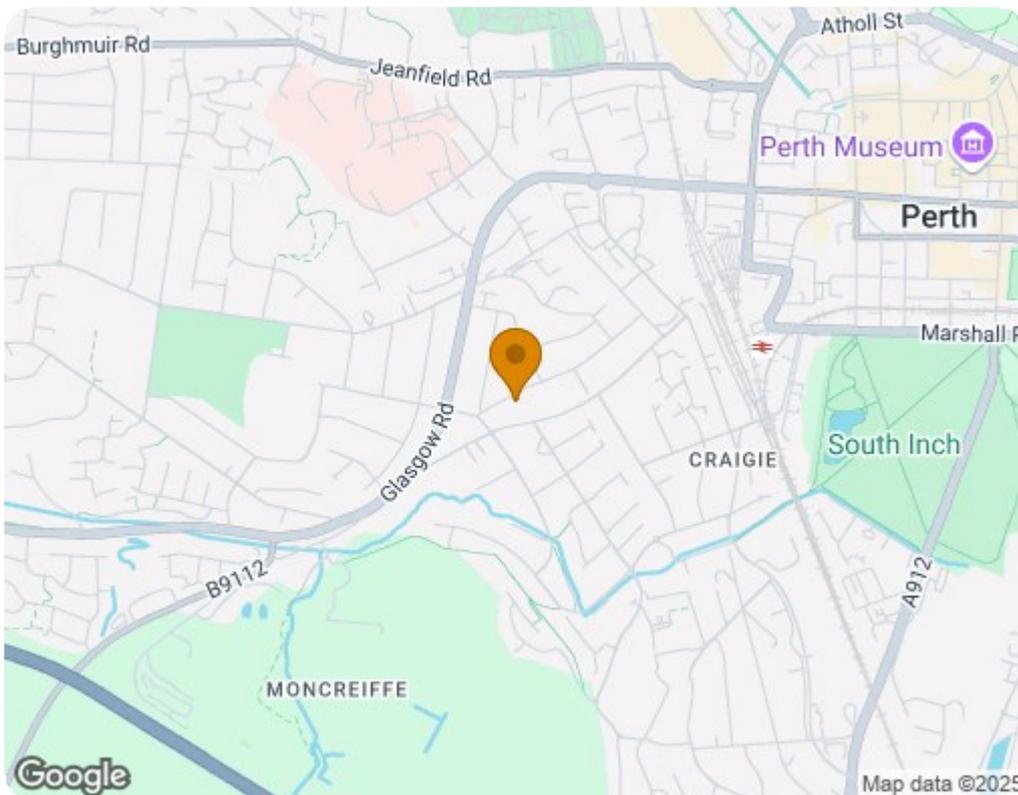


- Semi Detached House
- Modern Kitchen
- Highly Sought After Location
- Three Generous Bedrooms
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- Well Presented Throughout
- Dining Room
- Private Driveway





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1175038)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(55-68) D			
(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			82
(81-91) B			
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	