

Simple Approach



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

**Offers over £208,950**



Simple Approach are delighted to bring this immaculately presented mid-terraced house on Manson Avenue to the residential market. This property comes in pristine condition with the present owners taking great care to ensure the property has been well-maintained with high quality finishing's throughout. Set just off the Edinburgh Road, this cul-de-sac location is sought-after for its peaceful setting without compromising its locality to Perth City Centre which is just minutes away.

Boasting a stunning lounge that flows beautifully into a contemporary dining room following on to an immaculate modern kitchen, this property also comprises two double bedrooms and a good-sized single, with a fresh white family bathroom on the first floor. Viewing is absolutely essential to appreciate the quality of home on offer, as well as the tranquil yet convenient setting.

### Lounge

13'6" x 13'3" (4.12 x 4.04 )

5'11" x 6'1" (1.82 x 1.86)

### Dining Area

11'6" x 8'9" (3.51 x 2.69)

### Kitchen

7'5" x 11'5" (2.28 x 3.49)

### Bedroom One

13'7" x 8'8" (4.15 x 2.66 )

### Bedroom Two

9'11" x 11'6" (3.04 x 3.52)

### Bedroom Three

7'8" x 10'4" (2.35 x 3.17)

### Bathroom



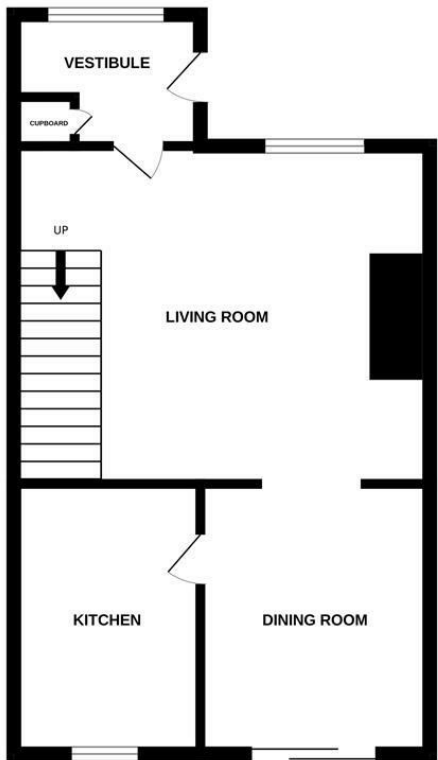


- Immaculate Three Bedroom Terrace House
- Easy Maintained Back Garden With Indian Sandstone & An Outdoor Kitchen Area
- Ideal For A Young Couple Or Families
- Move In Condition In A Very Sought After Location
- Extra Electrical Features Throughout This Property
- Great Views Of Kinnoull Hill
- Driveway For Two Cars
- This Property Is A Must View

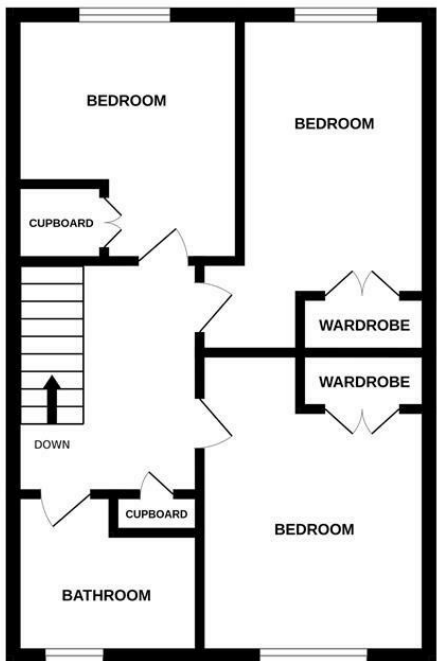




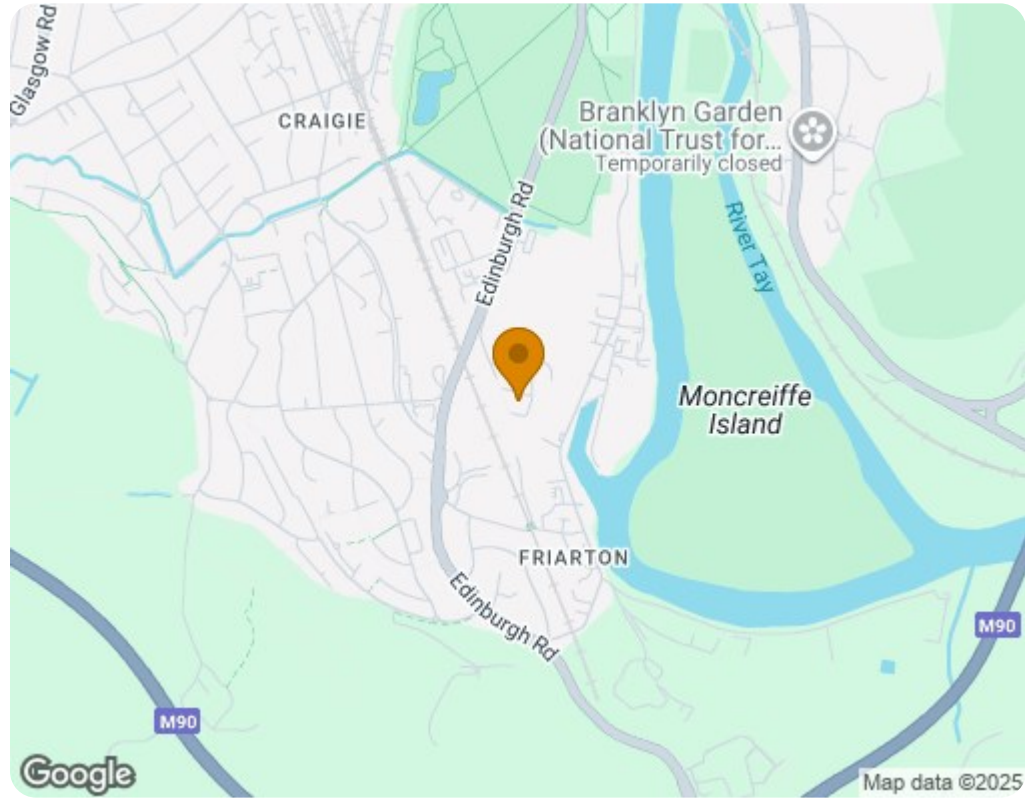
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   | 76      | 81        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   | 76      | 79        |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |