

Possible
Making it Possible

74 Nimmo Avenue, PH1 2PX
Offers over £145,000

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74 Nimmo Avenue
, PH1 2PX

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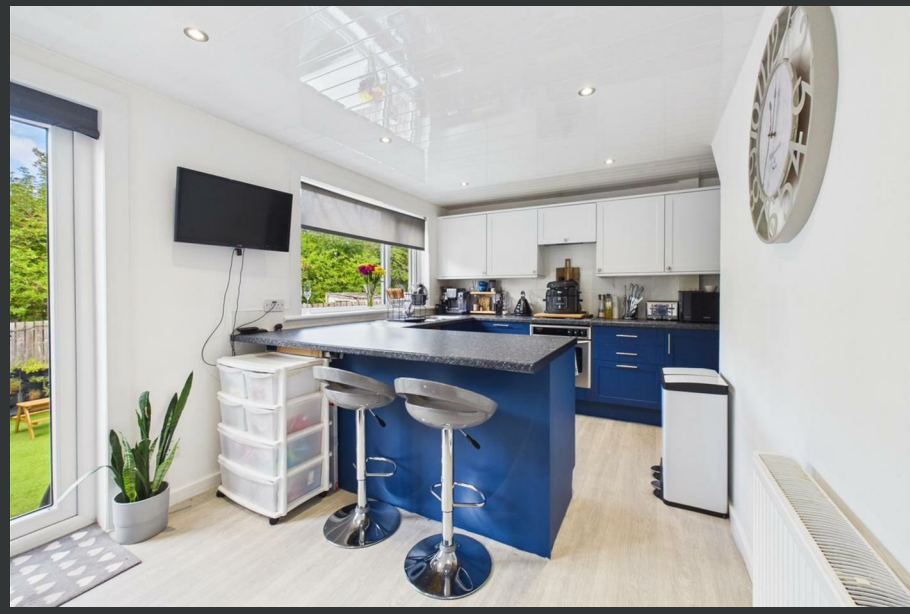
- Three-bedroom terraced home
- Breakfasting kitchen with space for dining
- Generous main bedroom
- Family bathroom
- Low-maintenance outdoor space
- Spacious living room
- Modern, well-presented interiors
- Flexible third bedroom/home office
- Enclosed rear garden
- Convenient Perth location

This well-presented three-bedroom terraced home offers bright, practical accommodation arranged over two levels, complemented by a low-maintenance enclosed rear garden.

A useful entrance vestibule opens into the generously proportioned living room, where a large front-facing window brings in plenty of natural light. Decorative wall panelling and neutral finishes give the room a smart, contemporary feel. To the rear is the breakfasting kitchen and dining area, fitted with a combination of wall & base units, ample worktop space and room for informal dining. From here, patio doors leads out to the rear garden. Upstairs, the landing provides access to three bedrooms and the family bathroom. The main bedroom is particularly spacious and offers excellent storage provision, while the remaining bedrooms provide useful flexibility for children, guests or home working. The bathroom completes the upper accommodation. Outside, the enclosed rear garden has been arranged for easy upkeep, with artificial lawn providing a practical space for relaxing or family use alongside planted borders. The property also benefits from a paved driveway to the front. With its generous living space, three bedrooms and attractive garden, 74 Nimmo Avenue offers a comfortable and versatile home in an established Perth residential area.







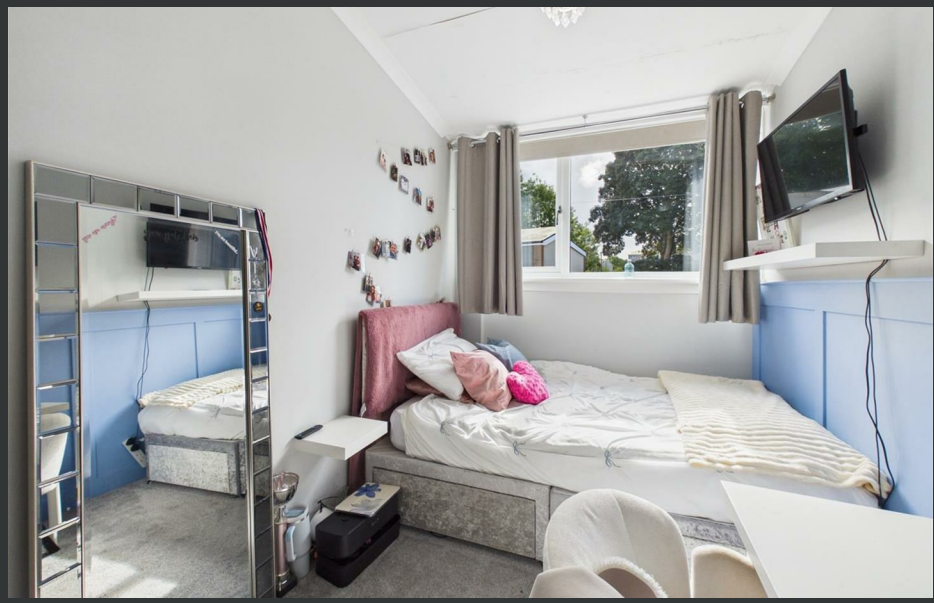




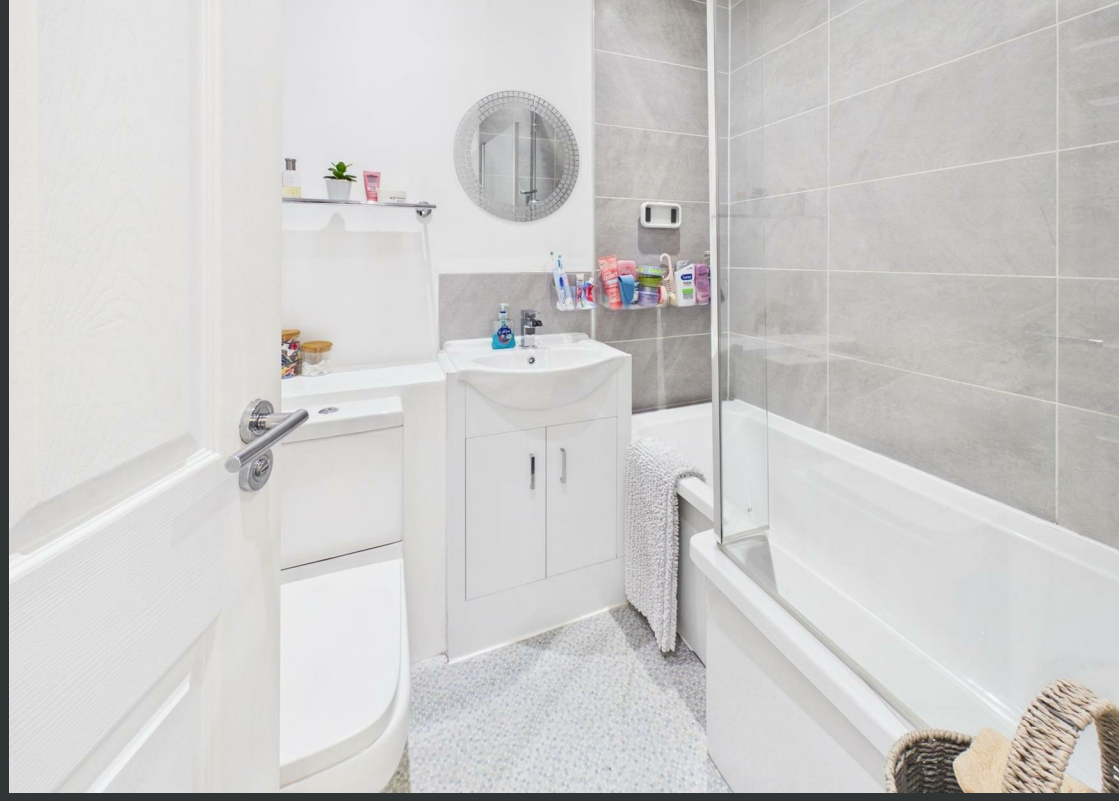


Location

Nimmo Avenue is situated within an established residential area of Perth, offering convenient access to everyday amenities and the wider city. Shops and supermarkets can be found nearby, while the Inveralmond area provides a further range of retail and commercial facilities. Local bus services connect the area with Perth city centre, where a broader selection of shopping, leisure and hospitality options is available. The location is also well placed for access to Perth's main road network, including connections towards the A9 and M90, making it convenient for travel throughout Perthshire and further afield.







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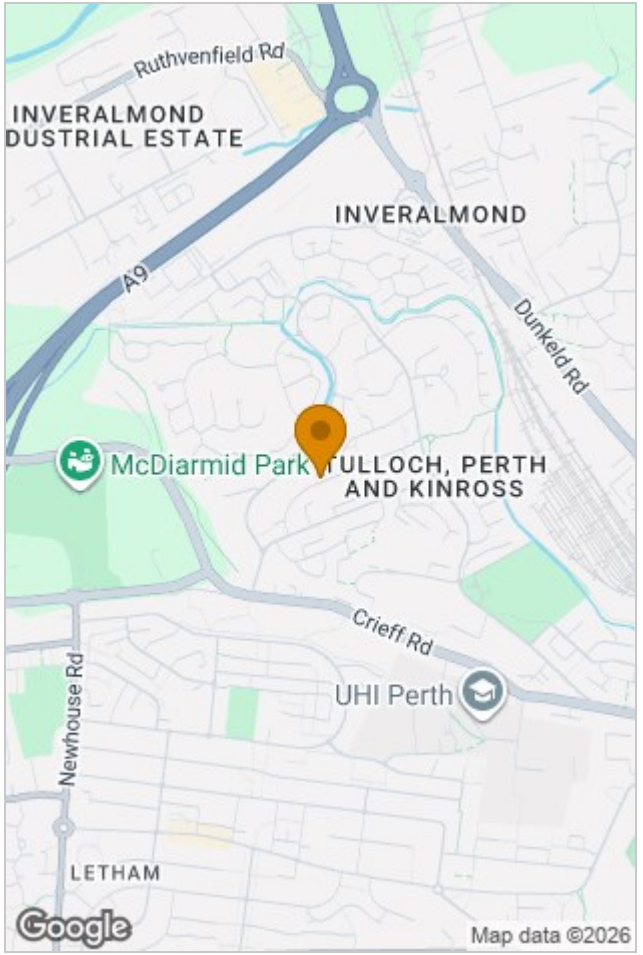

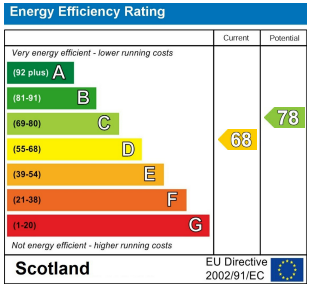

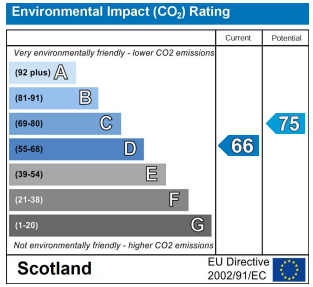

Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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