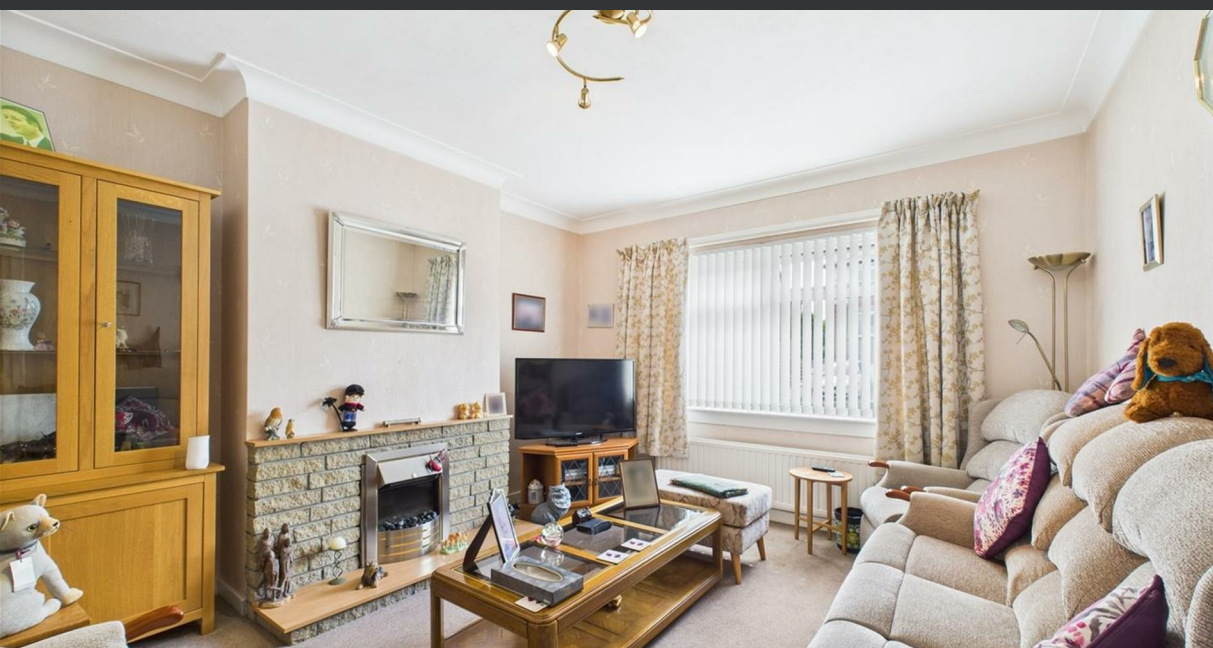




21 Cavendish Avenue, Perth, PH2 0JT
Offers over £195,000

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21 Cavendish Avenue Perth, PH2 0JT

- Three-bedroom semi-detached family home
- Fitted kitchen with ample units
- Gas central heating and double glazing
- Gated driveway for multiple cars
- Close to schools, parks and amenities
- Two spacious reception rooms
- Downstairs bathroom with bath and shower
- Useful garage
- Quiet, established residential street
- Would benefit from some modernisation

Set within a popular residential area of Perth, this spacious three-bedroom semi-detached home offers excellent potential for growing families or first-time buyers. Neatly presented and spread across two levels, the property boasts a practical layout and generous room sizes throughout.

The ground floor features two versatile reception areas including a comfortable lounge to the front with a fireplace focal point and a bright rear-facing sunroom overlooking the garden. The adjoining kitchen is well-appointed with ample units and workspace, and there is a ground floor bathroom for added convenience. Upstairs, you'll find three bedrooms with each room benefiting from plenty of natural light. Gas central heating and double glazing are in place throughout the home. Externally, the home sits on a large plot with a gated monoblock driveway at the front providing off-street parking for multiple vehicles. The rear garden is a great size, mainly laid with gravel and patio areas offering scope for landscaping or outdoor entertaining. This is a well-maintained and solidly built home with great bones and exciting potential to upgrade and personalise to suit. Early viewing is highly recommended.

Offers over £195,000





Location

21 Cavendish Avenue is located in a sought-after part of Perth, offering a quiet residential setting within easy reach of local amenities. Nearby you'll find reputable schools, local shops, and scenic walking routes along the River Tay. Perth city centre is just a short drive away, providing access to a wide range of shopping, leisure, and dining options, as well as excellent transport links including a railway station and road connections via the A9 and M90. The area is perfect for families and commuters alike, blending peaceful living with accessibility and community convenience.







961 ft²
89.2 m²

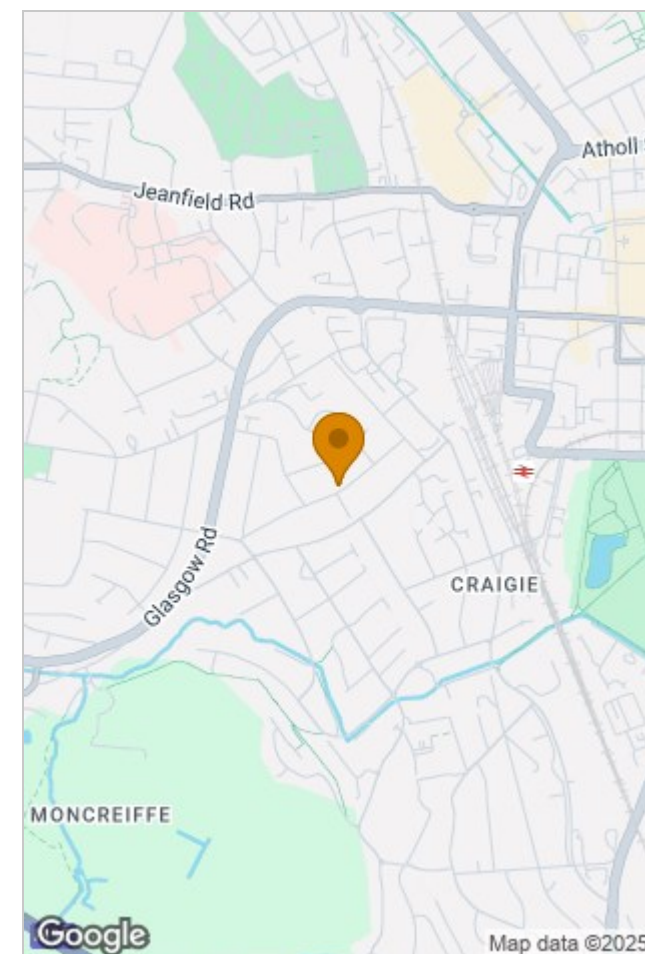
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1,5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

Rating	Current (2002/01)	Potential (EU Directive 2002/81/EC)
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current (2002/01)	Potential (EU Directive 2002/81/EC)
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	77
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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

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