



8 Garth Avenue, Perth, PH1 2NE
Offers over £160,000





8 Garth Avenue Perth, PH1 2NE

- Stylish three-bedroom end-terraced home
- Large modern dining kitchen
- Three generous bedrooms
- Low-maintenance front garden with parking
- Gas central heating & double glazing
- Bright and spacious living room
- Contemporary shower room
- Private, enclosed rear garden
- Move-in-ready presentation
- Close to schools, shops and transport links

8 Garth Avenue is a smartly presented three-bedroom end-terraced home offering generous accommodation, modern upgrades and a convenient location within a popular residential area of Perth. The property has been well maintained and thoughtfully improved, creating a stylish and comfortable setting ideal for couples, young families or anyone seeking move-in-ready space.

The welcoming hallway leads into a bright living room with contemporary décor, wood-effect flooring and a large window that fills the room with natural light. The modern dining kitchen to the rear is a real standout feature - well planned, spacious and fitted with sleek units and quality appliances. There is plenty of room for dining as well as excellent storage, making it an ideal hub for everyday living. Upstairs, the property offers three well-proportioned bedrooms. The main bedroom is generous and enjoys fitted shelving and hanging space, while the remaining two rooms provide versatility for guest accommodation, children's rooms or a dedicated office. The contemporary shower room is beautifully finished with stylish tiling, and a walk-in shower enclosure. Externally, the home features low-maintenance front and rear gardens, with the front providing off-street parking. The rear garden offers a private, enclosed outdoor space that is ideal for relaxing or entertaining. 8 Garth Avenue combines comfort, space and style in a great location close to schools, shops, parks and commuter links an excellent opportunity for buyers seeking a modern and practical family home.

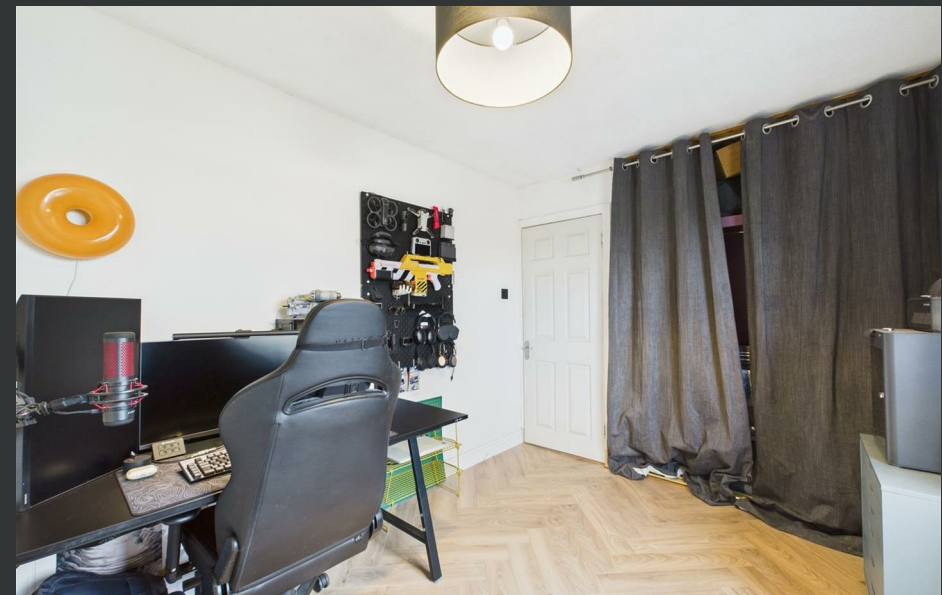
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Location

Garth Avenue sits within a well-established residential area on the western side of Perth, popular for its convenience and community feel. The neighbourhood offers easy access to everyday amenities including supermarkets, local shops, cafés and leisure facilities. Several primary and secondary schools lie within easy reach, making it an appealing choice for families. Excellent transport connections provide quick access to Perth city centre, the A9 and wider routes toward Glasgow, Edinburgh and the Highlands. Nearby parks and green spaces offer pleasant areas for walking and recreation. Overall, it's a practical and well-connected location for modern living.







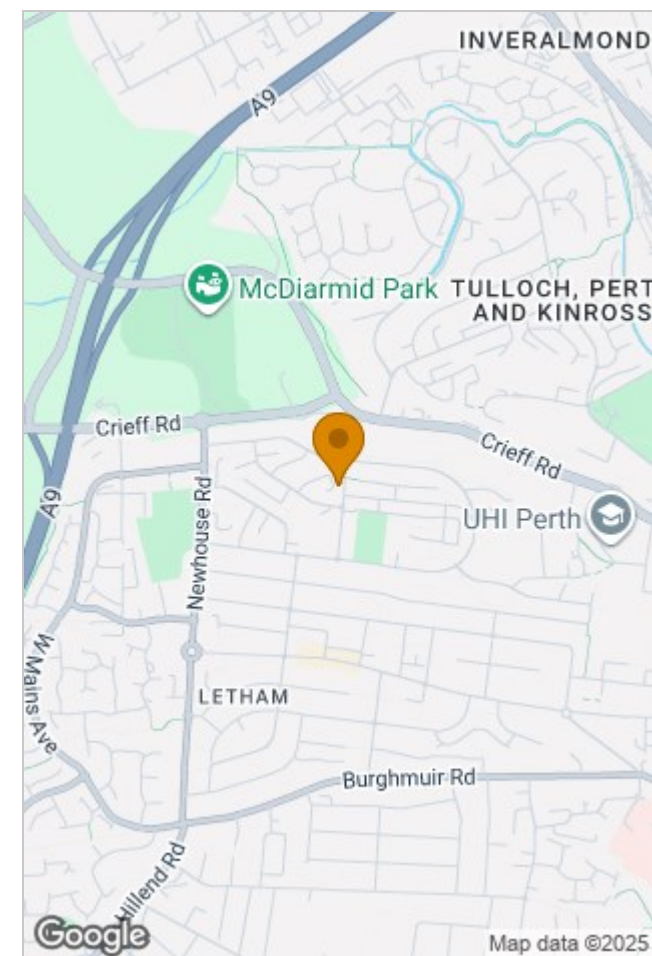
Approximate total area⁽¹⁾
852 ft²
79 m²

(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.

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Scotland

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	64	76
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

Scotland

