



2 Mount Tabor Avenue, Perth, PH2 7BT
Offers over £350,000



2 Mount Tabor Avenue Perth, PH2 7BT

- Three-bedroom detached home
- Generous living room
- Three well-proportioned bedrooms
- Very generous garden grounds
- Detached double garage
- Highly sought-after location
- Separate dining room
- Ground-floor WC
- Plentiful off-street parking
- Attractive views

Situated within a highly sought-after residential area of Perth, 2 Mount Tabor Avenue is a spacious three-bedroom detached home offering extremely well-proportioned accommodation, attractive gardens, attractive views and plentiful off-street parking.

The property is entered through a generous and welcoming hallway, with a convenient WC positioned on the ground floor. The bright living room provides an excellent everyday living space and flows through to a separate dining room overlooking the rear garden, creating an ideal layout for both family life and entertaining. The kitchen offers a good range of storage and workspace, with a door providing direct access outside. Upstairs, there are three well-proportioned bedrooms alongside a family bathroom. Good natural light throughout enhances the feeling of space within the home. Externally, the property enjoys an attractive front garden, while the enclosed rear garden provides a pleasant space for relaxing, entertaining or for children to play. A driveway provides convenient off-street parking and leads to a detached double garage. This is a fantastic opportunity to acquire a substantial family home within a prime residential area of Perth.

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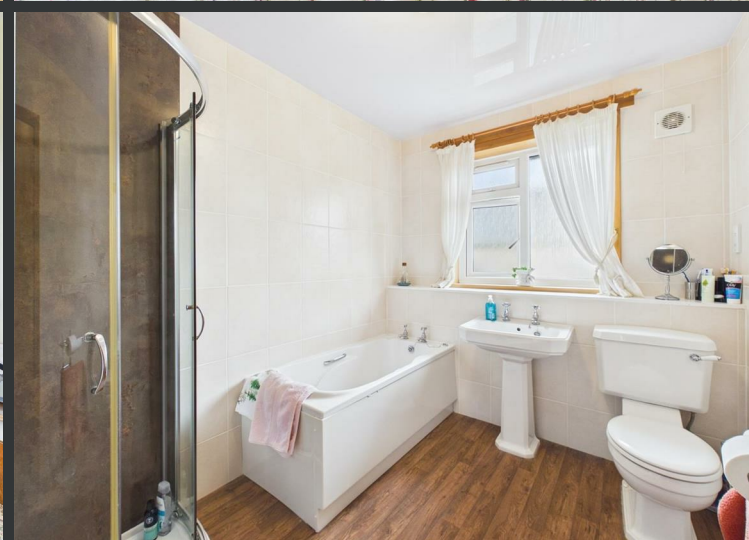




Location

Mount Tabor Avenue enjoys a desirable residential setting within Perth, offering a convenient balance between peaceful suburban living and easy access to the city. A wide range of everyday amenities can be found nearby, including shops, supermarkets, leisure facilities and schooling, while Perth city centre provides an excellent selection of restaurants, cafés and retail options. The area is also well positioned for access to scenic walks and outdoor recreation. Excellent road connections make the location particularly convenient for commuters, with routes providing straightforward travel throughout Perthshire and towards Dundee, Edinburgh, Stirling and the wider central belt.





Approximate total area⁽¹⁾

1155 ft²
107.1 m²

(1) Excluding balconies and terraces

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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The figure consists of two side-by-side bar charts. The left chart is titled 'Energy Efficiency Rating' and the right chart is titled 'Environmental Impact (CO₂) Rating'. Both charts compare Scotland's performance against the EU Directive 2002/91/EC. The charts use a color-coded scale from A (green) to G (red) for energy efficiency and from A (blue) to G (grey) for environmental impact. Scotland's scores are highlighted with large blue arrows and numbers: 64 for Energy Efficiency and 59 for Environmental Impact. The EU Directive scores are also indicated by blue arrows and numbers: 76 for Energy Efficiency and 71 for Environmental Impact.

Rating	Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	92 plus	92 plus
B	81-91	81-91
C	69-80	69-80
D	55-68	55-68
E	39-54	39-54
F	21-38	21-38
G	1-20	1-20

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 64

Potential: 76

Not energy efficient - higher running costs

Scotland

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 59

Potential: 71

Not environmentally friendly - higher CO₂ emissions

Scotland

EU Directive 2002/91/EC

