



11 Queens Avenue, Perth, PH2 0EL
Offers over £320,000





- Four spacious bedrooms
- Modern kitchen with range cooker
- Stunning period features throughout
- Driveway providing off-street parking
- Sought-after tree-lined street
- Two large reception rooms
- Ground floor WC
- Bay windows and high ceilings
- Private rear garden
- Minutes from Perth city centre

A rare opportunity to acquire a beautifully proportioned, stone-built Victorian semi-detached villa in one of Perth's most sought-after addresses. This spacious four-bedroom home at 11 Queens Avenue boasts traditional charm and character throughout, complemented by generous room sizes and a good size rear garden.

The grand bay-windowed lounge welcomes you with original cornicing, high ceilings, and a charming fireplace – perfect for relaxing or entertaining guests. A second reception room offers flexibility as a formal dining area, sitting room or playroom, flowing through to the stylish, modern kitchen fitted with a range-style cooker and ample worktop space. French doors lead directly to a delightful garden, enclosed and bordered by mature planting, ideal for both kids and dogs to roam free. Upstairs, four well-proportioned bedrooms provide space for a growing family or working from home, while the main bathroom is neatly finished with a shower over bath. The property also benefits from a ground floor WC, generous storage throughout, gas central heating, and off-street parking via a driveway to the side. Although well maintained, this home offers excellent scope to personalise and further enhance, with period features providing a timeless base to work from.



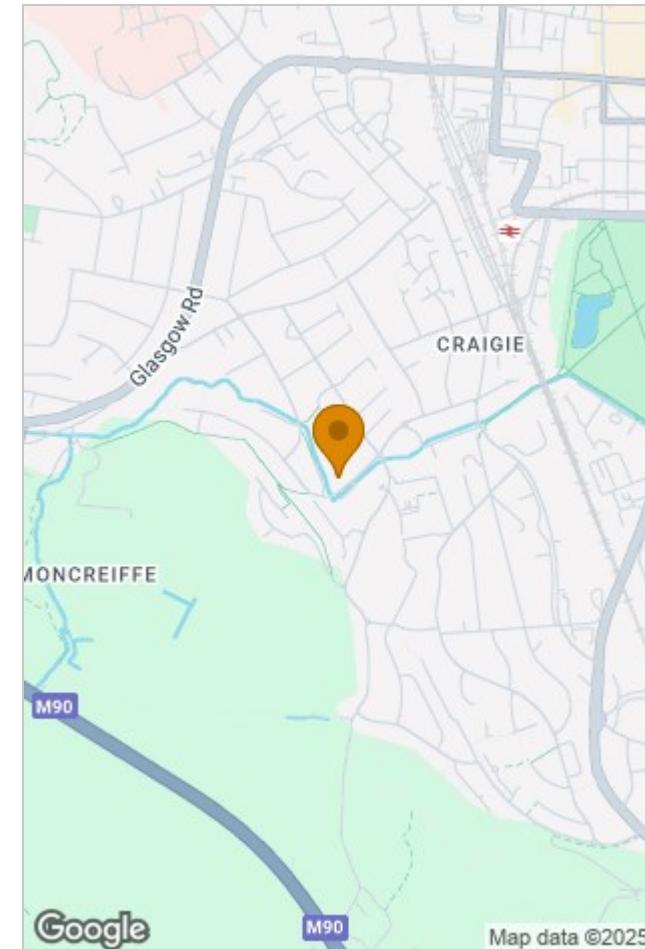


Location

Queens Avenue is a prime residential street located within easy walking distance of Perth city centre. This tranquil, leafy avenue is known for its attractive period properties and friendly neighbourhood atmosphere. Local amenities including shops, cafés, parks and reputable schools are all close by, with easy access to public transport links and the wider road network. Whether you're commuting, raising a family, or downsizing without compromise, this location offers the perfect blend of convenience and charm. South Inch Park, Perth Leisure Pool, and the train station are all within reach, making this a highly desirable place to call home.







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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		