



**Premier
Properties**
Perth



22 Cavendish Avenue, Perth, PH2 0JT Offers Over £295,000

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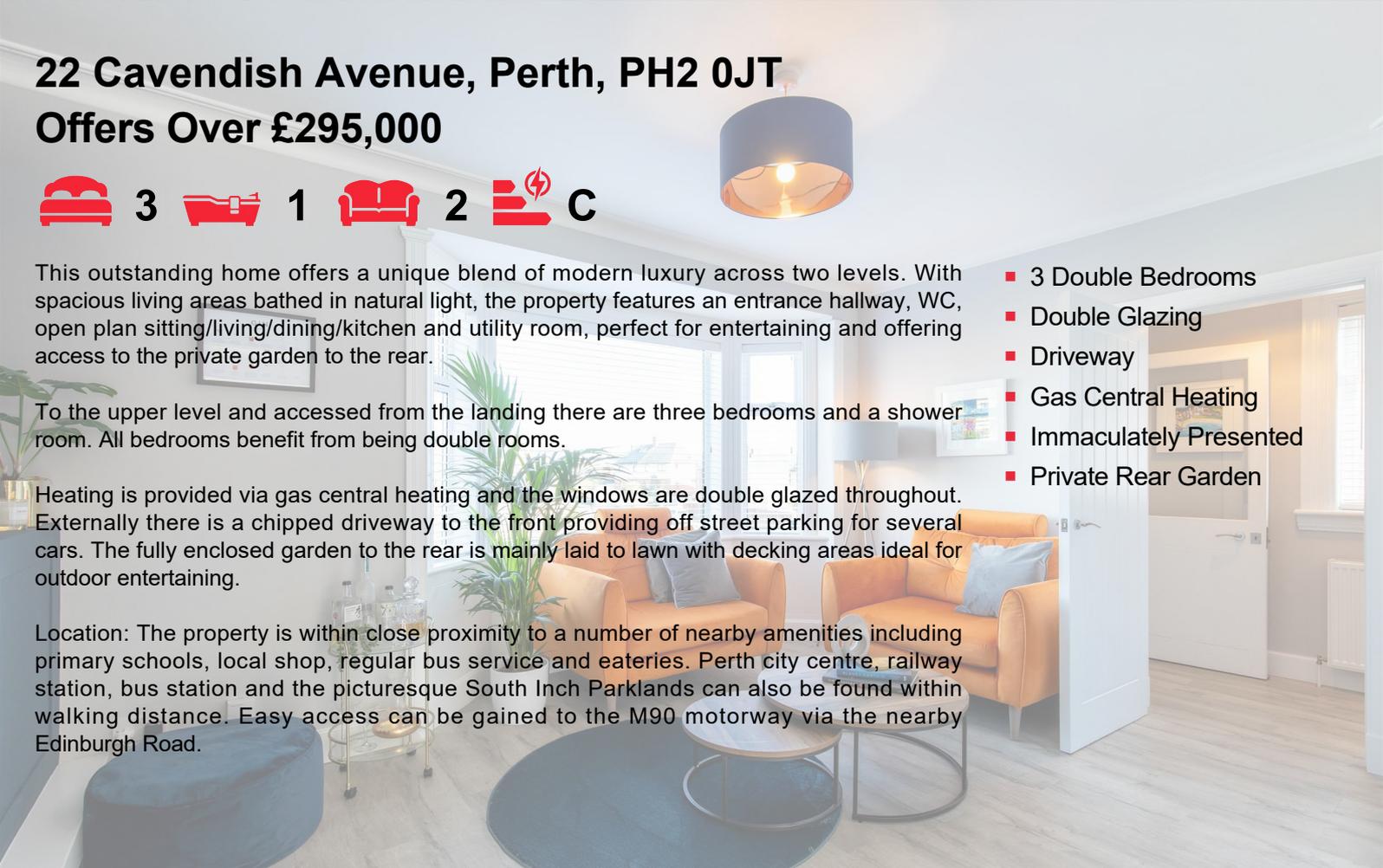
This outstanding home offers a unique blend of modern luxury across two levels. With spacious living areas bathed in natural light, the property features an entrance hallway, WC, open plan sitting/living/dining/kitchen and utility room, perfect for entertaining and offering access to the private garden to the rear.

To the upper level and accessed from the landing there are three bedrooms and a shower room. All bedrooms benefit from being double rooms.

Heating is provided via gas central heating and the windows are double glazed throughout. Externally there is a chipped driveway to the front providing off street parking for several cars. The fully enclosed garden to the rear is mainly laid to lawn with decking areas ideal for outdoor entertaining.

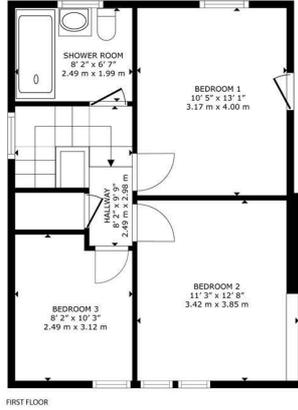
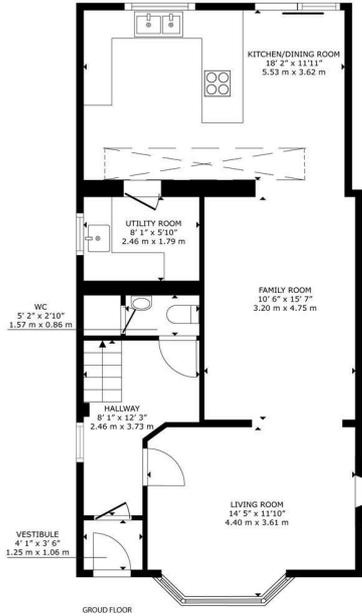
Location: The property is within close proximity to a number of nearby amenities including primary schools, local shop, regular bus service and eateries. Perth city centre, railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can be gained to the M90 motorway via the nearby Edinburgh Road.

- 3 Double Bedrooms
- Double Glazing
- Driveway
- Gas Central Heating
- Immaculately Presented
- Private Rear Garden



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GROSS INTERNAL AREA
 FLOOR 1 69.0 m² (743 sq.ft.) FLOOR 2 46.7 m² (503 sq.ft.)
 TOTAL : 115.8 m² (1,246 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
70	85

Environmental Impact (CO ₂) Rating	
Current	Potential
65	82



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