



**Premier  
Properties**  
Perth



**43 Cavendish Avenue, Perth, PH2 0JU**

**Offers Over £180,000**



The property is conveniently located within walking distance of essential local amenities, including a shop, primary school, and bus stops, making daily life both easy and accessible. Additionally, the vibrant Perth City Centre, along with its railway and bus stations, is just a short distance away, while national road links can be easily accessed via the nearby Glasgow Road and Broxden roundabout.

Upon entering this delightful home, you will find a bright and spacious lounge enhanced by a lovely bay window that invites natural light to fill the room. The fully fitted kitchen with white goods included. Ascending to the first floor, you will discover a welcoming landing that leads to two bedrooms and family bathroom. The property benefits from a fully floored attic with a Ramsay ladder for access.

This property is equipped with gas central heating and double glazing throughout, ensuring warmth and comfort all year-round. Outside, the front garden features a mono bloc driveway, providing off-street parking, while the private rear garden offers a tranquil space for outdoor enjoyment and gardening with a timber shed for extra storage.

- 2 bedrooms
- Sought-after location
- Gas central heating
- Private rear garden
- Driveway
- Close to Perth City Centre
- Ideal first-time home





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	59	71		65	74
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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