



**Premier
Properties**
Perth



16 Nimmo Avenue, Perth, PH1 2PX
Offers Over £143,000

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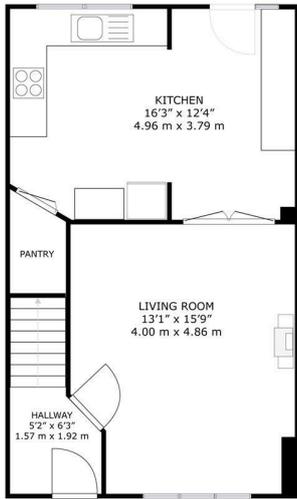
The property boasts a well-proportioned lounge, perfect for entertaining guests along with a modern, dining kitchen.

The upper landing offers three bedrooms, providing ample space for rest and relaxation, making it an ideal home for those seeking comfort and convenience. The modern family shower room is thoughtfully designed, catering to the needs of a modern household.

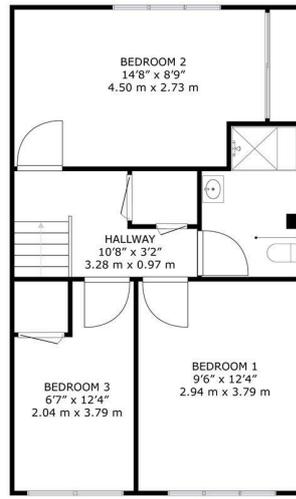
The location is well-situated towards the western side of Perth and gives easy access to many local amenities including schools, travel links, Inveralmond Industrial Estate, as well as being a short drive away from the city centre. The property would be ideal for the commuter as it is close to both the Broxden & Inveralmond roundabouts providing quick motorway links to larger cities such as Dundee, Edinburgh, Inverness and Glasgow.

- **THREE BEDROOMS**
- **CLOSE TO LOCAL AMENITIES**
- **POPULAR AREA**
- **PRIVATE GARDEN**
- **IDEAL FOR FAMILIES**
- **ELECTRIC HEATING**





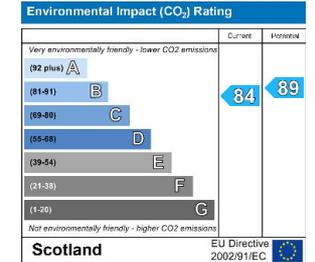
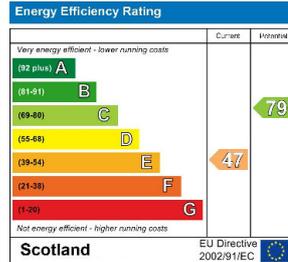
GROUND FLOOR



FIRST FLOOR

16 Nimmo Avenue, Perth, PH1 2PX

GROSS INTERNAL AREA
GROUND FLOOR : 453 sq. ft, 42.2 m², FIRST FLOOR : 423 sq. ft, 39.3 m²
TOTAL: 876 sq. ft, 81.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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