



9 Manson Avenue, Perth, PH2 8AZ
Offers over £189,995





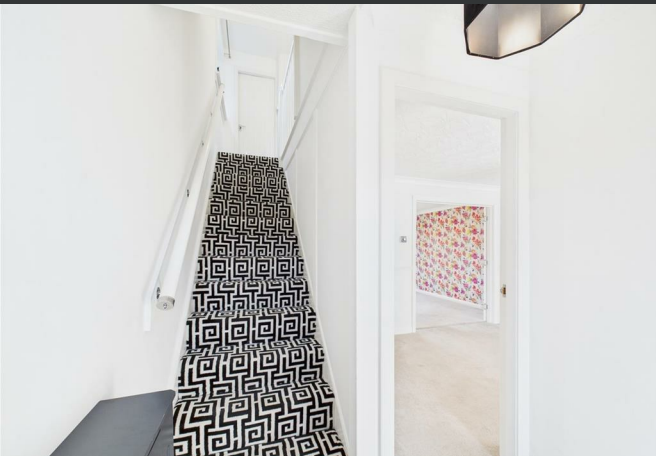
9 Manson Avenue Perth, PH2 8AZ

- Three-bedroom end-terrace home
- Open-plan dining kitchen with breakfast bar
- Neutral décor and move-in condition
- Private rear garden with decking and summerhouse
- Driveway parking to front
- Spacious lounge with fireplace feature
- Stylish bathroom with modern suite
- Gas central heating and double glazing
- Garden shed for storage
- Sought-after residential location in Perth

Welcome to 9 Manson Avenue – a beautifully presented end-terrace home offering generous living space and stylish interiors throughout. Ideally located in a peaceful residential area of Perth, this three-bedroom property makes for an excellent family home or first-time buy.

Step inside to find a bright and welcoming living room with a charming fireplace feature, leading through to an expansive dining kitchen. The open-plan design creates a sociable heart to the home, with ample counter space, integrated appliances and a breakfast bar – ideal for casual dining or entertaining. French doors open directly onto the rear garden, allowing natural light to flow through the space. Upstairs, you'll find three well-proportioned bedrooms, all of which offer built-in storage. A modernised bathroom features a sleek white suite with stylish tiling and a shower-over-bath. The rear garden is fully enclosed and designed for low maintenance, with decking, artificial turf, storage shed and a lovely summerhouse – perfect for enjoying summer evenings or a peaceful retreat. With gas central heating, double glazing and driveway parking, this home ticks all the right boxes for comfort and convenience. Ready to move into with neutral décor throughout, it's a fabulous opportunity to secure a home in a well-connected yet tranquil location.

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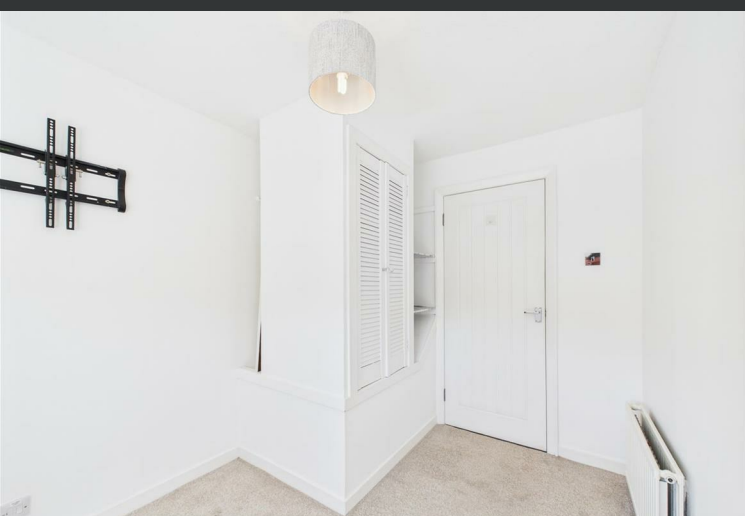
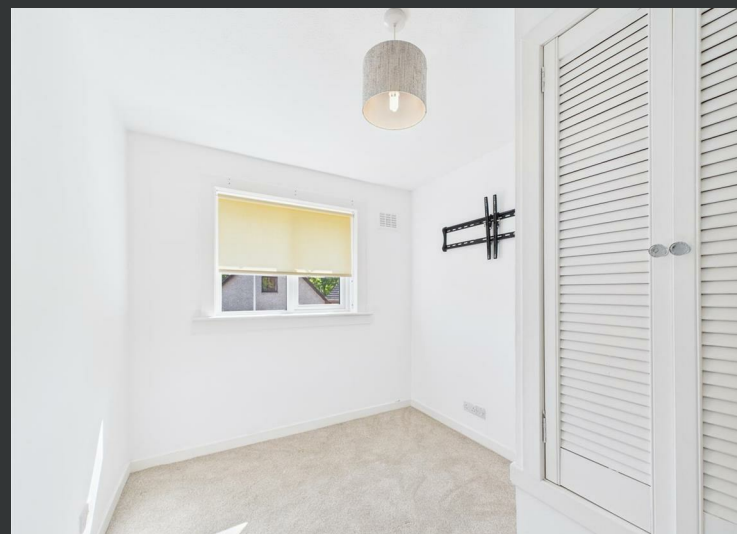
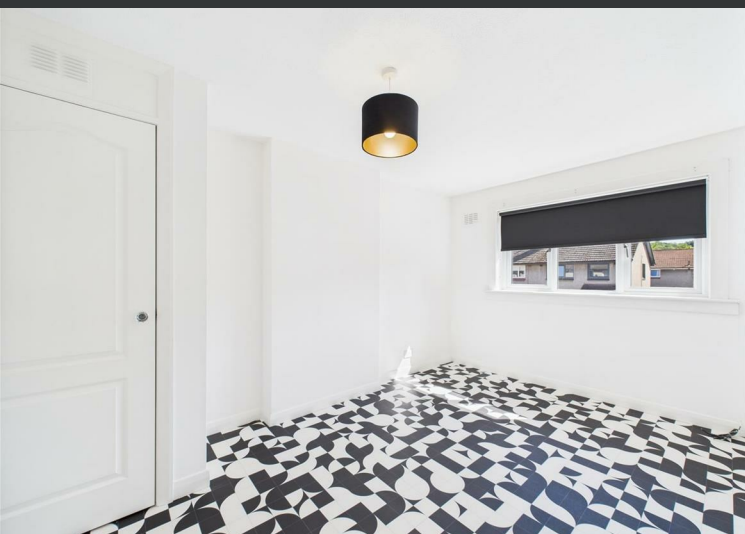




Location

Located in the heart of Perth's sought-after Craigie area, 9 Manson Avenue offers the perfect blend of suburban tranquillity and urban convenience. Families will love the proximity to highly regarded schools and green spaces, including the South Inch Park just a short stroll away. Perth's vibrant city centre is within easy reach, offering a wide range of shops, cafes, restaurants and leisure amenities. Commuters benefit from excellent transport links via the nearby M90 and Perth Train Station. With its strong community feel and handy local amenities, this location is ideal for buyers seeking comfort, convenience and charm in equal measure.





Approximate total area⁽¹⁾

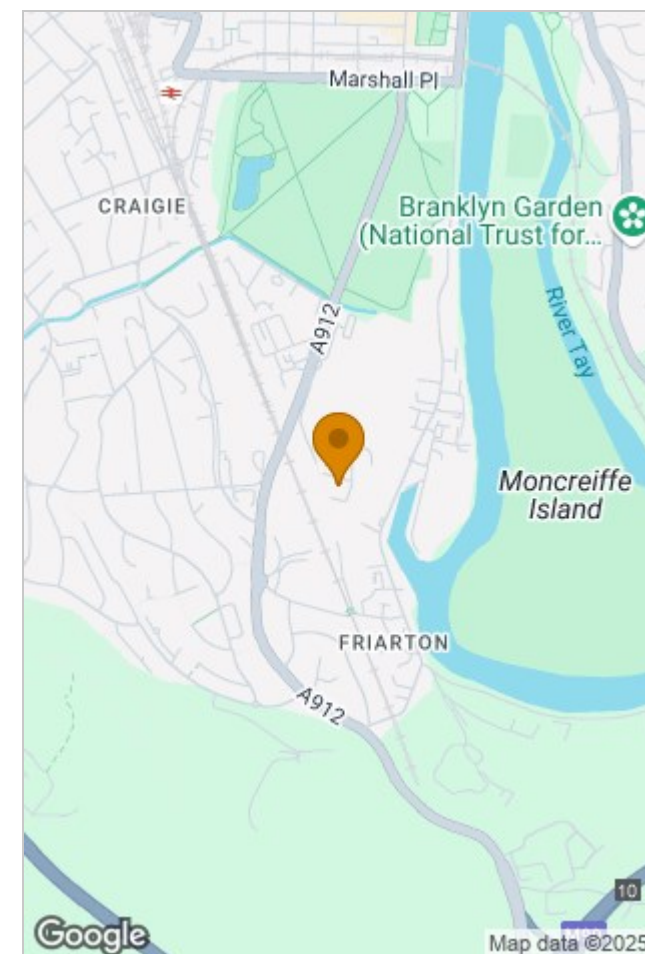
777 ft²
72.2 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	73	87	<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>	71	85
<p>Scotland</p> <p>EU Directive 2002/91/EC</p> 			<p>Scotland</p> <p>EU Directive 2002/91/EC</p> 		

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

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