



## 43 Cavendish Avenue, Perth, PH2 0JU Offers Over £175,000



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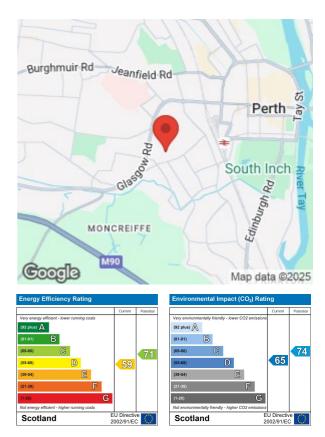


The property is conveniently located within walking distance of essential local amenities, including a shop, primary school, and bus stops, making daily life both easy and accessible. Additionally, the vibrant Perth City Centre, along with its railway and bus stations, is just a short distance away, 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











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