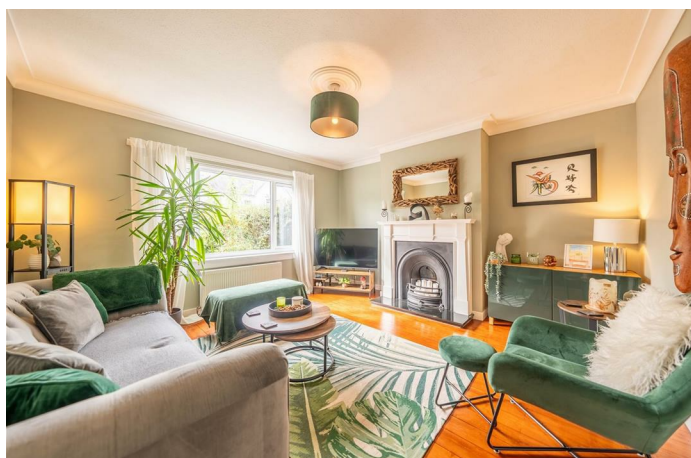


Simple Approach



Estate Agents



**31 Cavendish Avenue, Perth
PH2 0JS**

Offers over £229,950

Located in the ever-popular Cavendish Avenue, this beautifully presented two-bedroom semi-detached bungalow offers a rare opportunity to acquire a home that combines style, comfort, and practicality in one of Perth's most sought-after residential areas. The property opens with a welcoming entrance hallway, setting the tone for the bright and airy accommodation throughout. To the front, the spacious lounge is filled with natural light from a large window, providing a comfortable setting. The heart of the home is the well-appointed kitchen, generously sized with space for a dining table, making it ideal for family meals or entertaining friends. There are two well-proportioned bedrooms, both tastefully decorated, offering versatile use as double bedrooms, guest rooms, or a home office. The accommodation is completed by a stylish and contemporary bathroom with under floor heating, fitted with a modern three-piece suite and quality finishes.

Externally, the property benefits from a private driveway and garage, providing excellent off-street parking and additional storage. To the rear, a delightful private garden offers a secure and peaceful outdoor space, perfect for relaxation, gardening, or entertaining during the warmer months. Further features include wet electric central heating and double glazing, ensuring comfort and efficiency all year round. This home is presented in walk-in condition and will appeal to a wide range of buyers, from downsizers to first-time buyers and those seeking a low-maintenance property in a prime location. Cavendish Avenue is highly regarded for its quiet setting while remaining within easy reach of local amenities, reputable schools, transport links, and Perth city centre.

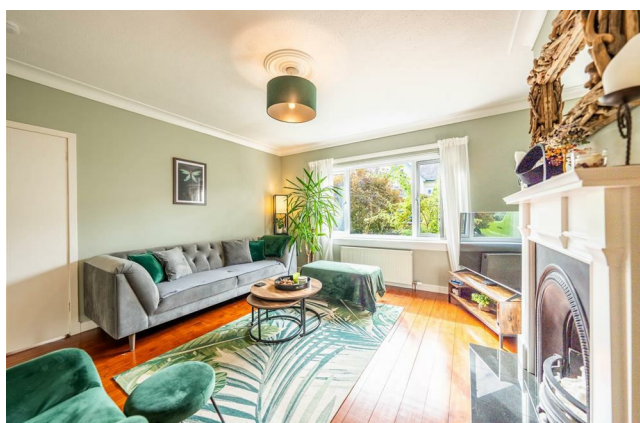
Lounge
13'11" x 13'11" (4.26 x 4.25)

Kitchen
9'10" x 13'4" (3.00 x 4.07)

Bedroom One
12'0" x 9'10" (3.66 x 3.02)

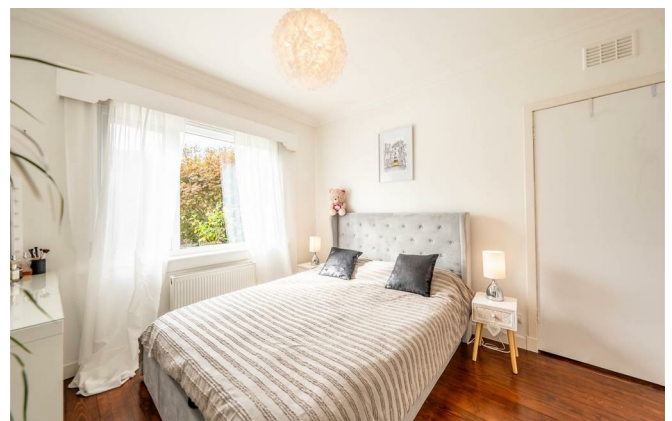
Bedroom Two
12'5" x 10'11" (3.81 x 3.34)

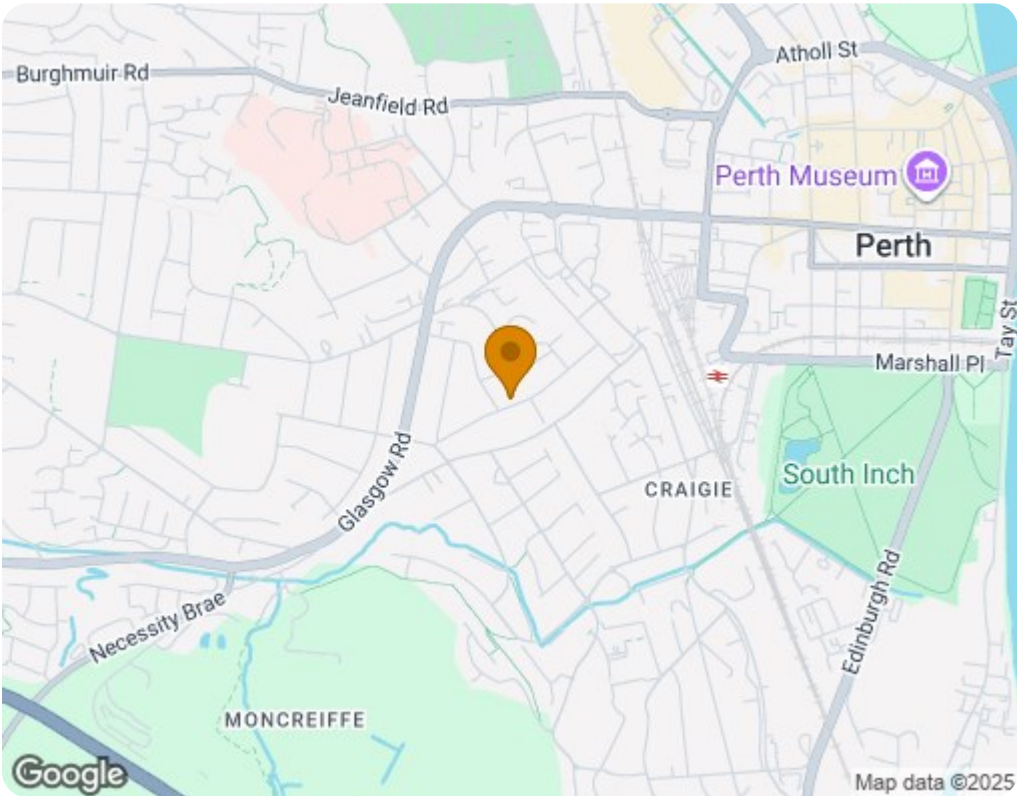
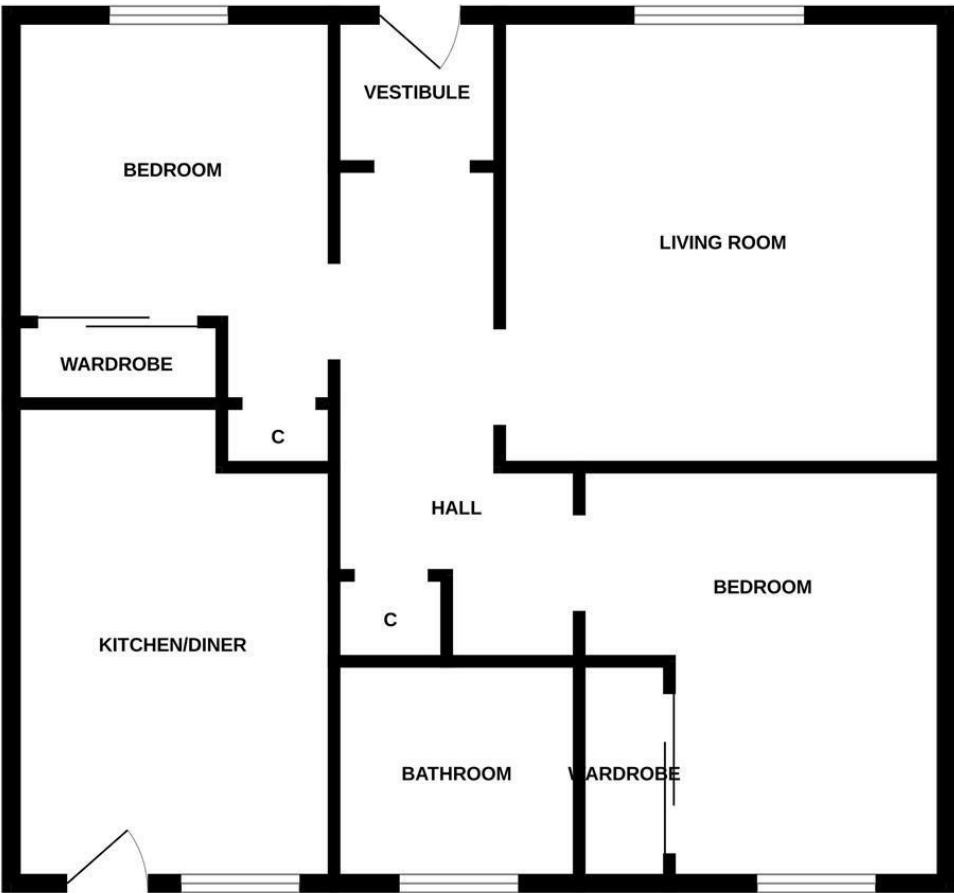
Bathroom
6'1" x 6'11" (1.86 x 2.11)





- Semi Detached Bungalow On A Great Sized Plot With A Large Rear Garden
- Modern Kitchen With Integrated Appliances - Dishwasher, Fridge & Washing Machine
- Wet Electric Central Heating & Double Glazing
- Two Generous Bedrooms
- Well Presented Throughout
- Sought After Location
- Bright & Spacious Lounge With An Open Coal Fire
- Private Driveway & Garage
- Large Under House Cellar





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		45
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		