

Simple Approach



8 Stuart Avenue, Perth
PH2 0LJ

Offers over £250,000

This semi-detached home on Stuart Avenue, Perth offers generous accommodation and excellent potential for buyers looking to create a fantastic family home. While the property would benefit from modernisation throughout, it provides a solid foundation with well-proportioned rooms and a flexible layout.

The ground floor comprises a bright lounge, separate dining room, and a kitchen with adjoining utility room, offering practical space for everyday living. A downstairs bedroom adds versatility, ideal for guests, home working or additional family needs, while the conservatory provides a pleasant space overlooking the rear garden. A family shower room completes the lower level. Upstairs, there are two further bedrooms along with a convenient WC, making the layout well-suited to family life.

Externally, the property benefits from a large private rear garden, perfect for outdoor enjoyment, as well as a garage and driveway providing ample off-street parking. Further benefits include gas central heating and double glazing, ensuring comfort and efficiency. Overall, this is a great opportunity to acquire a spacious home with the potential to add value and personalise to your own taste.

Lounge

13'5" x 12'5" (4.10 x 3.79)

Dining Room

13'11" x 11'4" (4.26 x 3.47)

Downstairs Bedroom

10'0" x 12'5" (3.05 x 3.80)

Conservatory

16'5" x 8'4" (5.02 x 2.55)

Family Shower Room

6'9" x 6'0" (2.06 x 1.85)

Kitchen

12'10" x 10'11" (3.93 x 3.34)

Utility Room

8'10" x 8'8" (2.70 x 2.65)

Garage

9'1" x 18'5" (2.79 x 5.62)

Bedroom One

10'1" x 14'5" (3.08 x 4.41)

Bedroom Two

10'0" x 16'9" (3.06 x 5.13)

Upstairs WC

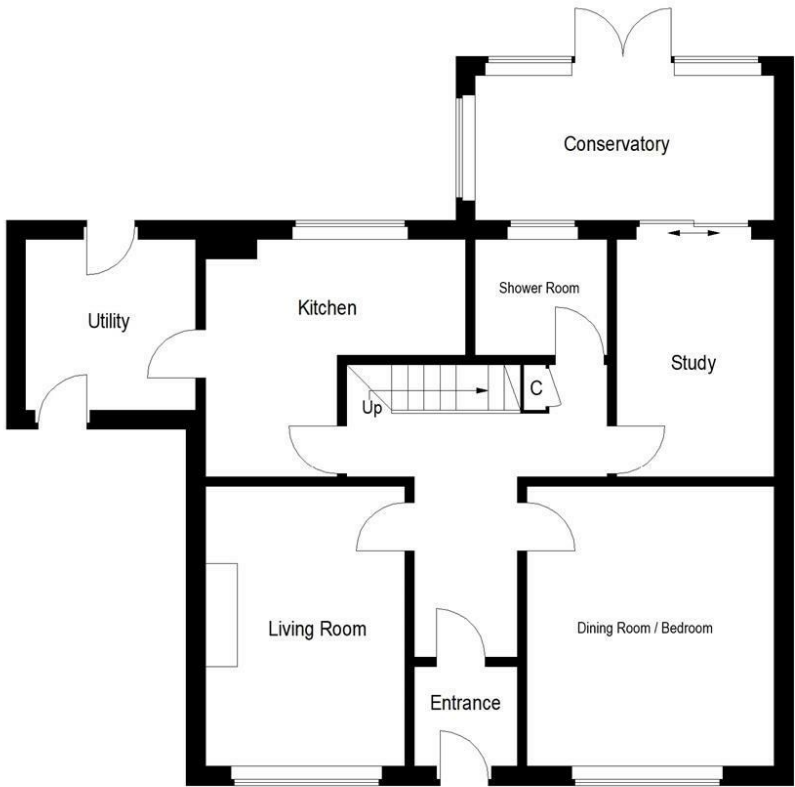
6'1" x 4'1" (1.86 x 1.25)



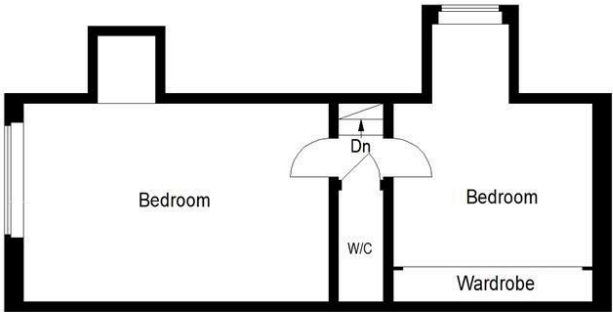


- Semi Detached House In A Very Sought After Location
- Three Bedrooms
- Bright & Spacious Lounge
- Conservatory
- Dining Room
- Private Driveway & Garage
- Gas Central Heating & Double Glazing
- Large Private Rear Garden
- Generous Storage Throughout, Roof Space Through The Sliding Doors In The Master Bedroom



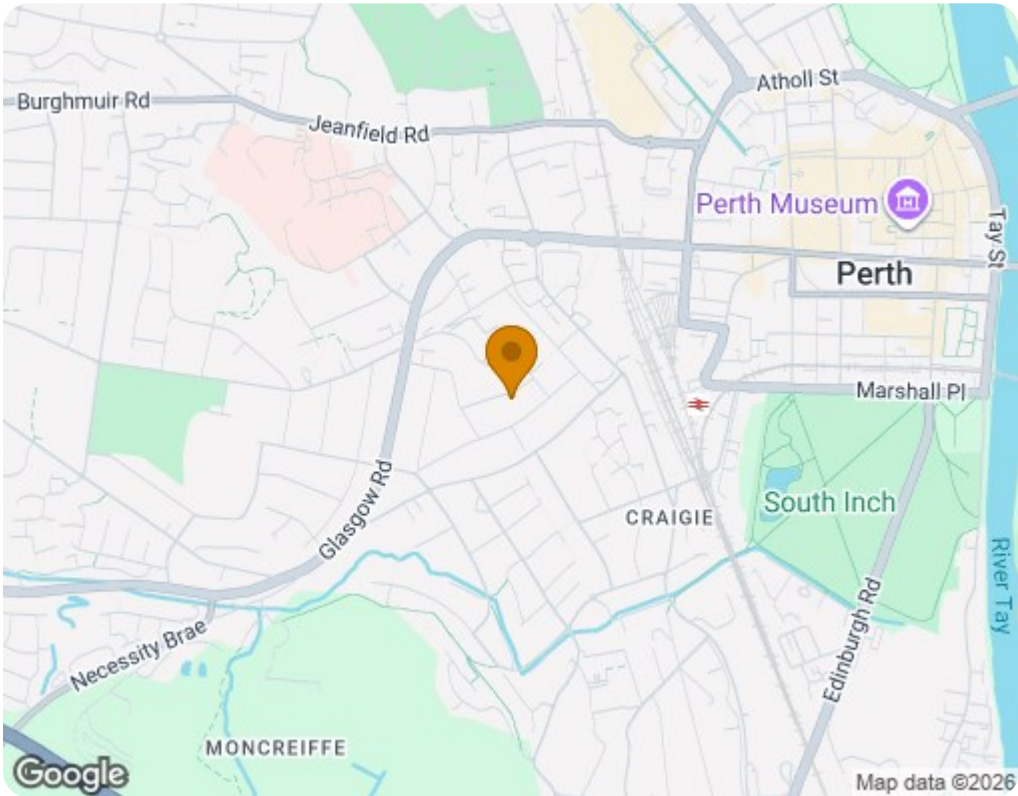


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1292495)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(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		70
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		