

Simple Approach



Estate Agents



**9 Manson Avenue, Perth
PH2 8AZ**

Offers over £198,950

This very well presented end-terraced home on Manson Avenue, Perth offers a fantastic opportunity for buyers seeking a bright, spacious, and move-in-ready property within a popular residential location. Thoughtfully laid out and finished to a good standard throughout, the home is perfectly suited to first-time buyers, young families, or those looking to upsize.

The accommodation is generous and well-proportioned across two levels. On the ground floor, there is a welcoming entrance leading into a bright front-facing lounge, providing an ideal space for relaxing and entertaining. To the rear, a modern open plan kitchen and dining area forms the heart of the home, offering ample storage and workspace, with patio doors that flood the room with natural light and provide direct access to the private rear garden—perfect for indoor-outdoor living.

Upstairs, the property continues to impress with three good-sized bedrooms, all offering comfortable accommodation and flexibility for family living, home working, or guest space. A stylish family bathroom completes the upper level, finished to a contemporary standard.

Further benefits include gas central heating and double glazing, ensuring warmth and energy efficiency throughout. Externally, the property enjoys a private driveway to the front, providing convenient off-street parking, along with a private rear garden ideal for relaxing, entertaining, or family use.

Set within a desirable area of Perth with easy access to local amenities, schooling, and transport links, this excellent home combines space, style, and practicality, making it a must-view property.

Living Room

13'8" x 13'7" (4.19 x 4.15)

Kitchen/Dining Area

16'7" x 11'5" (5.08 x 3.50)

Bedroom One

13'8" x 10'0" (4.18 x 3.06)

Bedroom Two

11'6" x 9'11" (3.51 x 3.04)

Bedroom Three

7'8" x 10'7" (2.34 x 3.24)

Family Bathroom

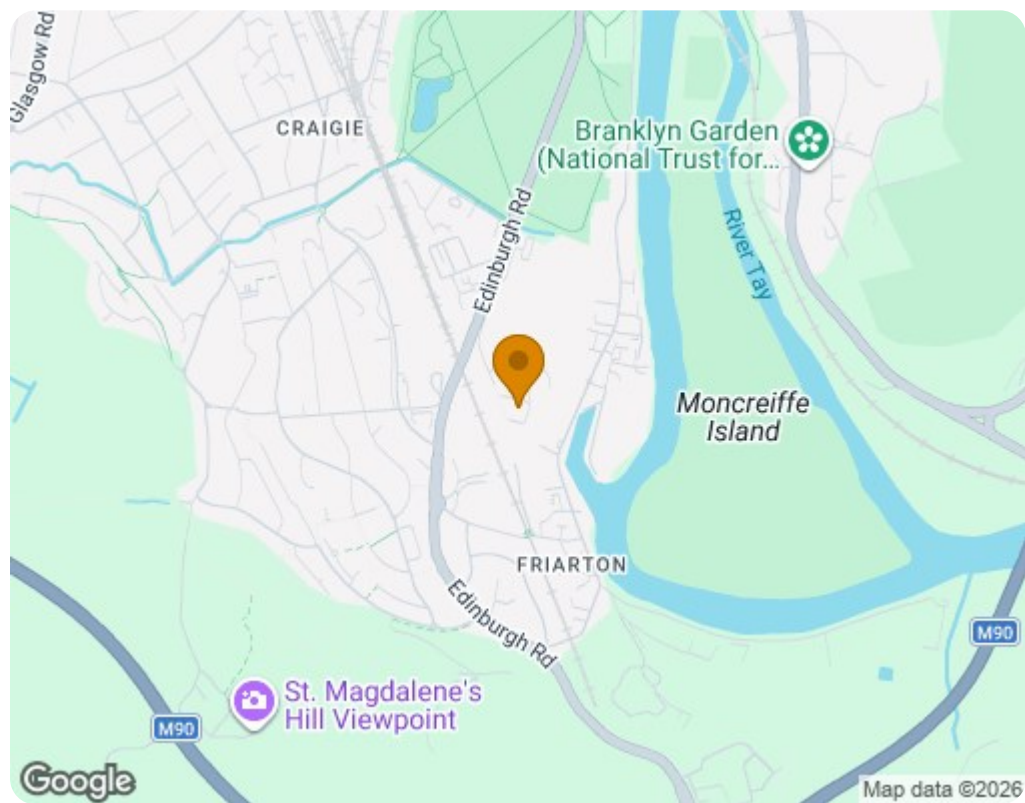
6'4" x 5'10" (1.94 x 1.80)





- Immaculate End Terraced House
- Open Plan Modern Kitchen & Dining Area
- Chic Family Bathroom
- Beautifully Presented Throughout
- Bright Front Facing Lounge
- Highly Sought After Location
- Three Bedrooms
- Private Rear Garden With An Indian Sandstone Patio





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(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	69	73
(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		