



5 Nimmo Avenue, Perth, PH1 2PT
Offers over £130,000





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- Three-bedroom home
- Generous dining kitchen
- Gas central heating
- First-floor bathroom
- Enclosed rear garden
- Spacious living room
- Double glazing
- Popular residential area
- Useful built-in storage
- Scope for modernisation

Offering generous room proportions, three bedrooms and private back and front gardens, 5 Nimmo Avenue is a well-sized home with plenty of potential for a buyer looking to make a property their own.

The ground floor is entered through a small vestibule which opens into a spacious living room. With a broad window bringing in plenty of natural light, there is ample room for both seating and additional furniture. To the rear sits the separate kitchen, a particularly generous space with a good range of units, plenty of worktop area and an external door leading out to the garden. Upstairs, the accommodation is arranged around a central landing and comprises three bedrooms. Two are particularly well proportioned, while the third provides a useful additional room that could equally suit a child's bedroom, guest room or home office. A shower room completes the first-floor accommodation, while useful storage is also incorporated within the layout. Outside, the property benefits from low-maintenance garden areas, with established planting adding colour to the front and an enclosed rear garden providing a pleasant outdoor space. There is also an external store located behind the rear garden. While some modernisation would enhance the property, its generous accommodation and practical layout provide an excellent foundation for creating a comfortable home.

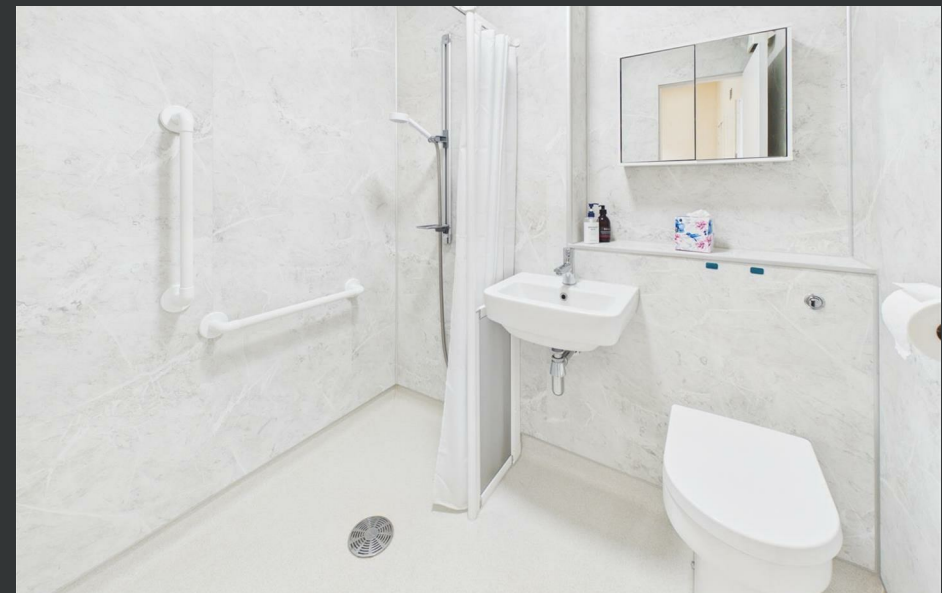
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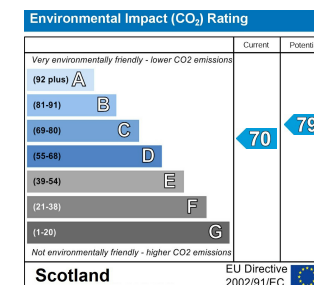
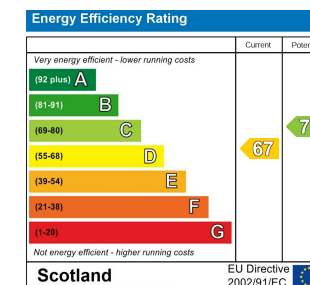
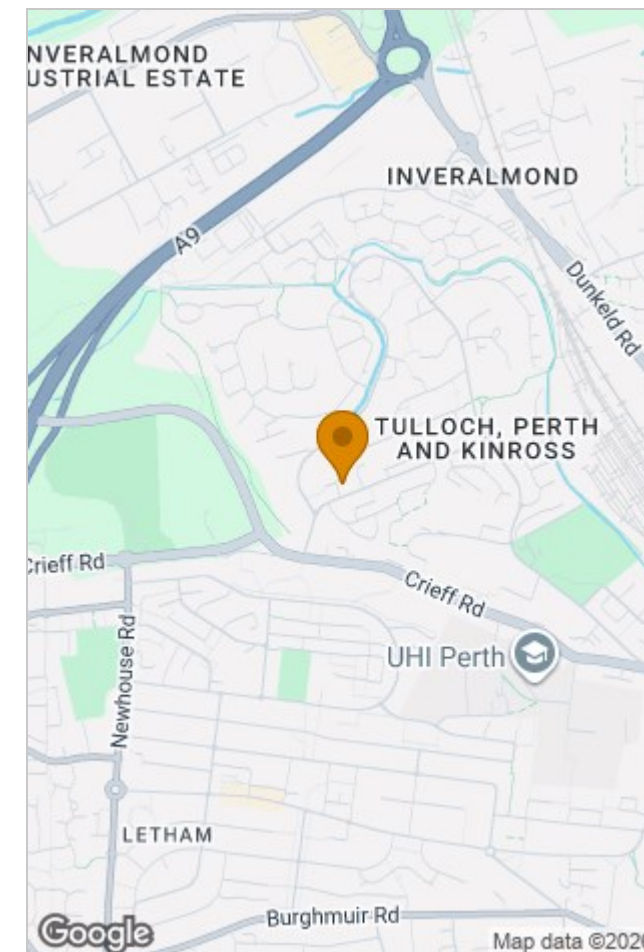


Location

Nimmo Avenue is situated within a residential area of Perth, offering convenient access to the wider city and its extensive range of amenities. Perth provides a broad selection of shops, supermarkets, leisure facilities, restaurants and services, together with primary and secondary schooling across the city. The location is also well placed for connections to Perth city centre and the surrounding road network, making it convenient for travel throughout Perthshire and beyond. With everyday amenities within the wider area and outdoor spaces readily accessible around the city, the property offers a practical base for a range of buyers.







Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

