



**3 Lark Avenue, Perth
PH1 5DQ**

Offers over £193,995

*** CLOSING DATE SET THURSDAY 25th 12 Noon ***

This beautifully presented semi - detached house on Lark Avenue, Perth offers the perfect blend of style, comfort, and practicality, making it an ideal family home. The property features a bright and spacious lounge, a modern, stylish kitchen with ample space for dining, and three generously sized bedrooms, providing plenty of room for family living. Adding to its convenience, the home benefits from a downstairs WC as well as a well-appointed family bathroom. It is further enhanced by gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, the property boasts a private driveway for off-street parking and a well-maintained rear garden, perfect for outdoor enjoyment. Situated in a highly sought-after location, this property combines excellent accommodation with a prime setting, making it an outstanding choice for families looking to settle in Perth. Viewing is essential to appreciate all that Lark Avenue, Perth has to offer.

Lounge
11'6" x 14'11" (3.51 x 4.55)

7'1" x 6'8" (2.16 x 2.04)

Kitchen
12'1" x 11'4" (3.70 x 3.47)

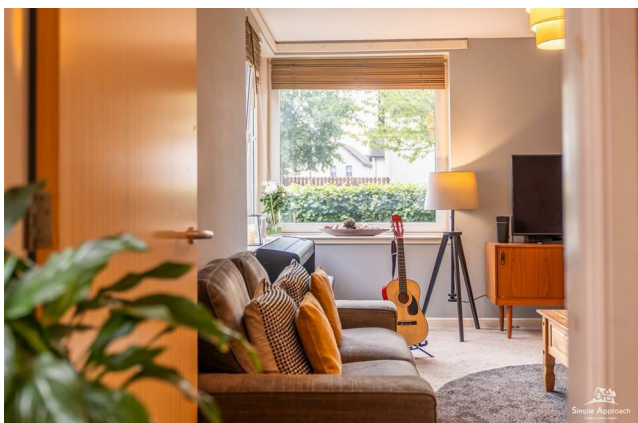
Bedroom One (Downstairs)
9'4" x 14'9" (2.87 x 4.51)

Downstairs WC
6'7" x 5'6" (2.02 x 1.68)

Bedroom Two (Upstairs)
8'7" x 11'6" (2.62 x 3.51)

Bedroom Three (Upstairs)
10'11" x 11'6" (3.35 x 3.51)

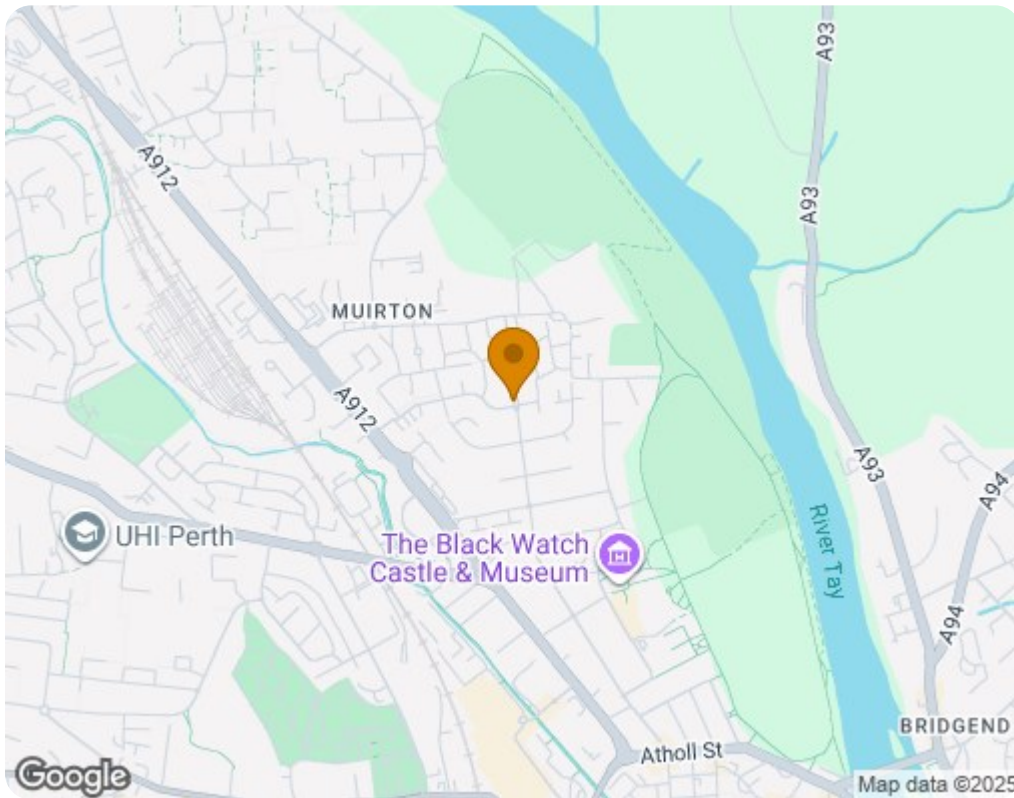
Family Bathroom






- *** CLOSING DATE SET THURSDAY 25th 12 Noon ***
- Bright & Spacious Lounge
- Excellent Move In Condition
- Three Generous Bedrooms
- Gas Central Heating & Double Glazing
- Private Driveway
- Stylish Fitted Kitchen
- Sought After Location
- Detached Family Home





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland	EU Directive 2002/91/EC 	