

Simple Approach



Estate Agents



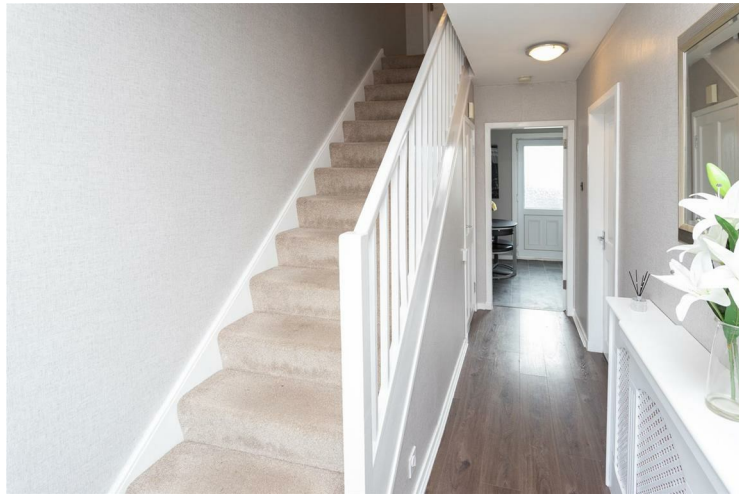
**4 Garth Avenue, Perth
Perthshire PH1 2NE**

Offers over £145,950

Simple Approach are delighted to welcome this beautifully presented mid-terraced house on Garth Avenue to the residential market. Set within the heart of the ever popular area of Letham, this lovely home is on a regular bus route to Perth City Centre and is just minutes away from local shops, Primary Schools and the Broxden roundabout for quick access to routes into Glasgow, Edinburgh & the Central Belt. Boasting sought-after features such as gas central heating, double glazing a driveway to the front and good sized gardens to the rear of the property, this family home is the perfect purchase for any buyer looking for a conveniently located property in move-in condition throughout. Comprising a bright and spacious lounge, a modern fitted kitchen with ample space for dining, Three bedrooms with the main having two fitted double wardrobes and the other two bedrooms also enjoying built in storage space, ideal for a young growing family. This property also has a double walk in fitted modern shower room. Viewing is highly recommended to appreciate the overall package on offer, with particular note to the excellent location and tasteful decoration.

Entrance Hallway

6'2" x 14'3" (1.89 x 4.35)



Bedroom 2

13'3" x 8'0" (4.05 x 2.44)



Bedroom 3

10'2" x 6'3" (3.12 x 1.92)



Livingroom

13'3" x 12'11" (4.06 x 3.95)



Bathroom

6'0" x 5'2" (1.85 x 1.58)



Kitchen

7'1" x 18'2" (2.18 x 5.55)



External

This property has a private driveway to the front and a private garden to the rear that is laid to patio and lawn, making upkeep minimal and allowing you to enjoy the outdoors. Perfect for a growing family.

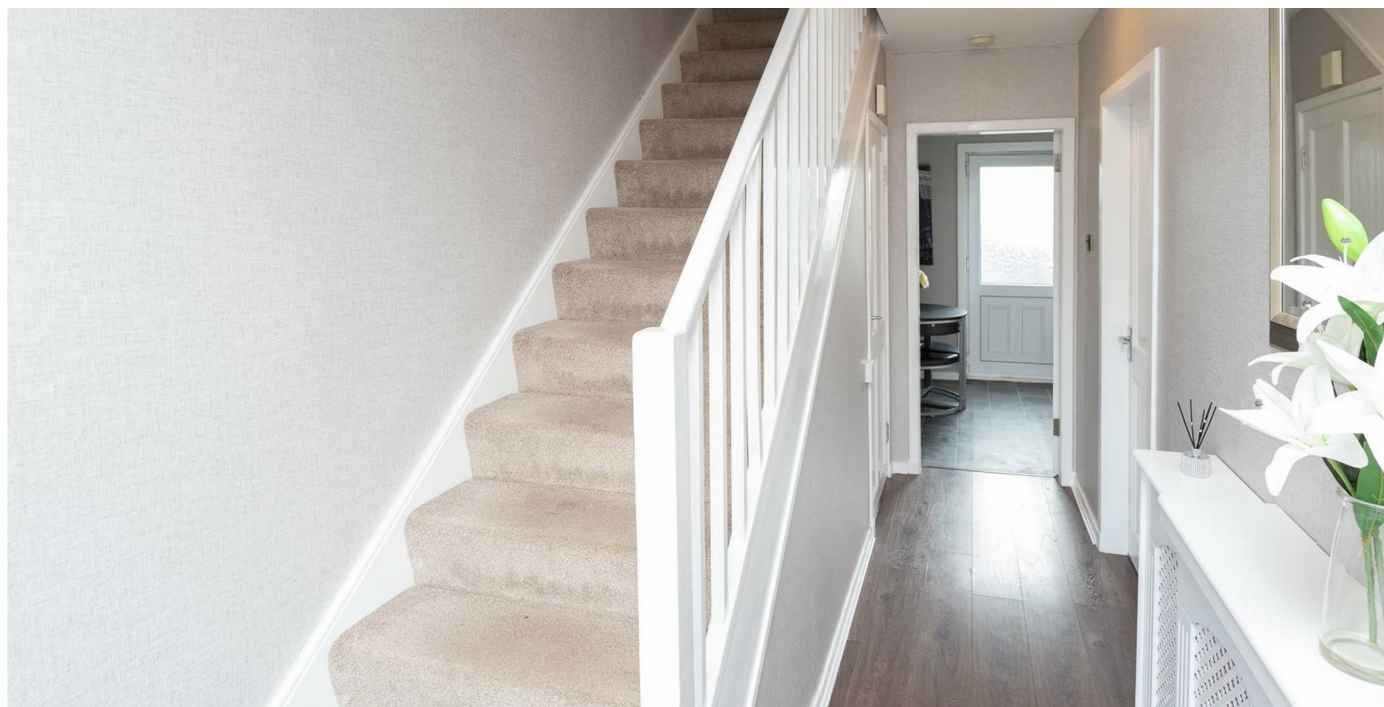
Bedroom 1

8'4" x 11'7" (2.56 x 3.55)

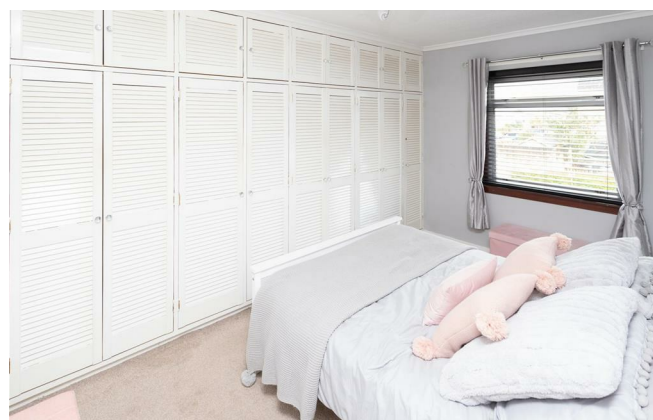
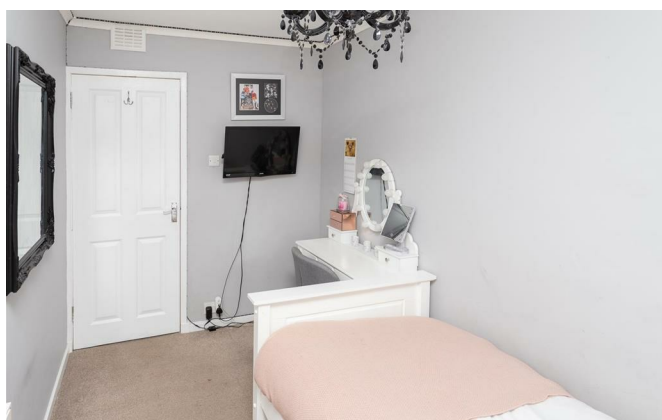
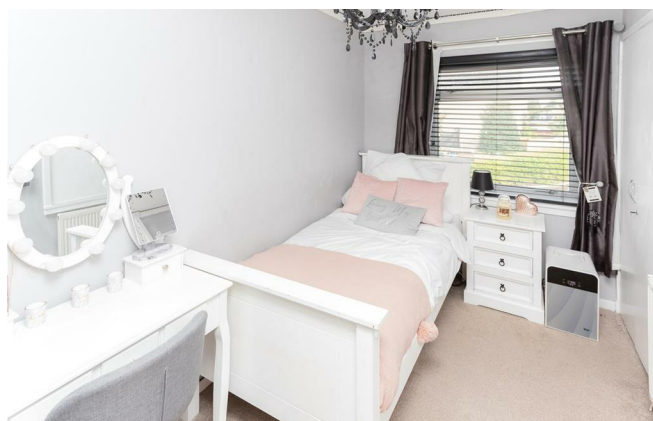


Location

The area of Letham is sought-after for its family-friendly situation nearby to two reputable Primary Schools, as well as other essential amenities such as a large Tesco Supermarket, local shops, restaurants and a post office all within walking distance of this property's doorstep. Gareth Avenue has a very regular bus route to and from Perth City Centre for all further High Street shopping and the Broxden Roundabout allows quick links to major cities such as Dundee, Edinburgh & the Central Belt for the commuter.



- Beautifully presented Mid Terraced Villa
- Gas Central Heating and Double Glazing
- Spacious Storage Throughout The Property
- 3 Spacious Bedrooms
- Private Driveway
- Large Double Modern Walk In Shower Room
- Modern Fitted Kitchen
- Rear Garden Space
- Large Floored Attic Area With Built In Ramsay Ladder For Easy Access





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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		84
(81-91) B		
(69-80) C	70	
(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	