

Simple Approach



51 Garth Avenue, Perth
Perthshire PH1 2NE

Offers over £138,000

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 and a driveway to the front accommodating two cars and good-sized garden grounds 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 with warmth provided by a stunning wood burning fire and a modern fitted kitchen with ample space for dining both set across the ground floor. On the upper level there are two double bedrooms with the main having fitted mirror wardrobes and a stylish shower room, as well as access to a further converted loft space, providing all the living space needed by any small family over two or three floors. Externally this fabulous property boasts a garden studio with full power, as well as a lower-tier area ideally placed for alfresco dining. There are additional garden grounds beyond the studio which are perfect for families. Viewing is highly recommended to appreciate the overall package on offer, with particular note to the excellent location, superb entertaining space to the rear and tasteful decoration in place throughout.

Living Room

16'1" x 9'10" x 11'4" (4.91 x 3 x 3.46)

Kitchen

8'8" x 10'3" (2.65 x 3.13)

Within the kitchen the seller has graciously included two fridges, a chest freezer and washing machine within the sale.

Loft Conversion

16'0" x 9'6" (4.88 x 2.91)

Bedroom 1

16'2" x 8'9" (4.93 x 2.67)

Bedroom 2

9'3" x 11'5" (2.83 x 3.49)

Shower Room

6'6" x 6'6" (2.00 x 2.00)

External

As well as the idyllic entertaining space in the rear garden there is the addition of an installed hot tub which the seller will consider including in the sale subject to separate negotiations taking place.

Location

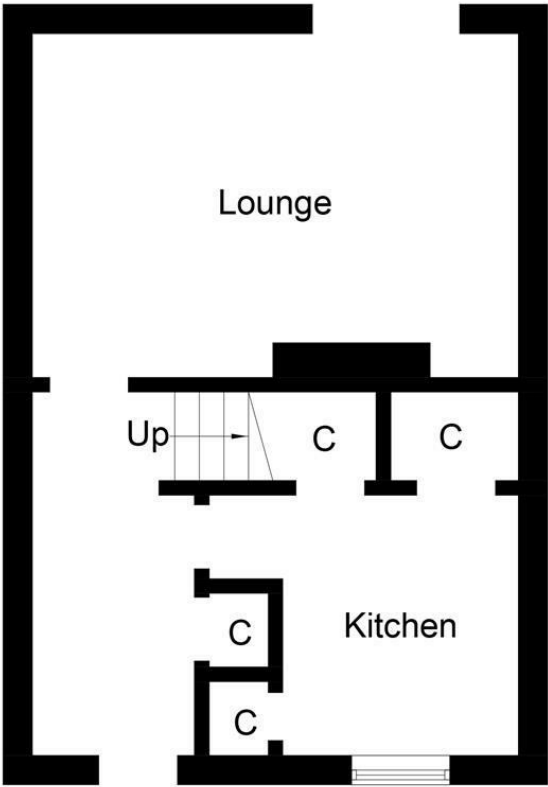
The area of Letham is sought-after for its family-friendly situation nearby to two reputable Primary Schools, as well as other essential amenities such as a large Tesco Supermarket, local shops, restaurants and a post office all within walking distance of this property's doorstep. Gareth Avenue has a 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.



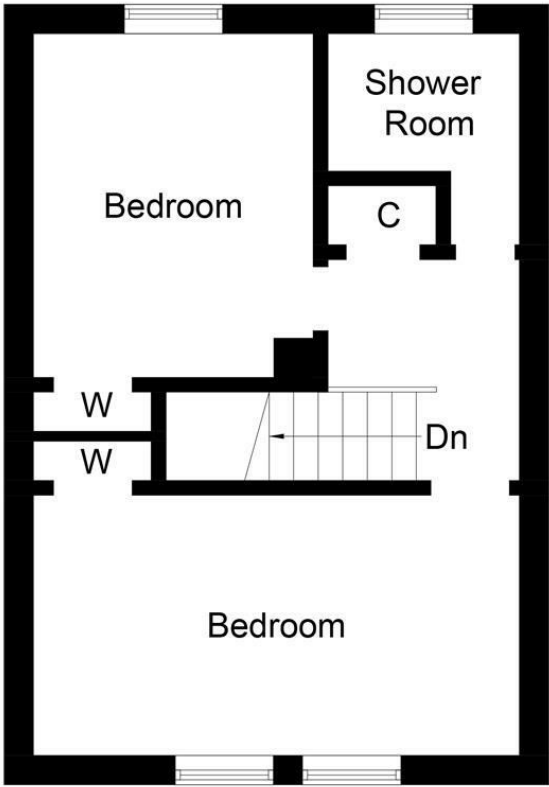


- Stunning Mid-Terraced House
- Move-in Condition Throughout
- Gas Central Heating & Double Glazing
- Driveway to Front for Two Cars
- Hot Tub Available Via Separate Negotiation
- Rear Garden with Detached Studio & Excellent Entertaining Space





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	68	
(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
(81-91) B		
(69-80) C	65	
(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		