

Simple Approach



**90 Cavendish Avenue, Perth
Perthshire PH2 0JU**

Offers over £159,950

***** CLOSING DATE SET WEDNESDAY 3RD APRIL 12 NOON *****

Simple Approach are delighted to bring this impressive, semi detached house on Cavendish Avenue to the Perthshire residential sales market. This charming property could not be better placed for its locality to nearby amenities, as well as being very family friendly for its catchment to several reputable primary and secondary schools. Cavendish Avenue offers spacious accommodation set across two floors, comprising; a bright front facing lounge, sizeable kitchen, dining room, two generous bedrooms and a bathroom. This is the ideal purchase for any first time buyer, small family or couple seeking a very well located home in one of Perth's most sought after areas. Practical attributes include gas central heating, double glazing and a large private driveway. Externally the property further enjoys an easily maintained private rear garden. Viewing is absolutely essential to appreciate the space on offer, as well as the overall charm and ideal central location.

Lounge

13'5" x 11'4" (4.11 x 3.47)

Kitchen

11'1" x 8'11" (3.38 x 2.74)

Dining Room

10'6" x 8'11" (3.21 x 2.74)

Master Bedroom

4.02 x 3.54

Bedroom Two

11'1" x 7'6" (3.40 x 2.29)

Bathroom

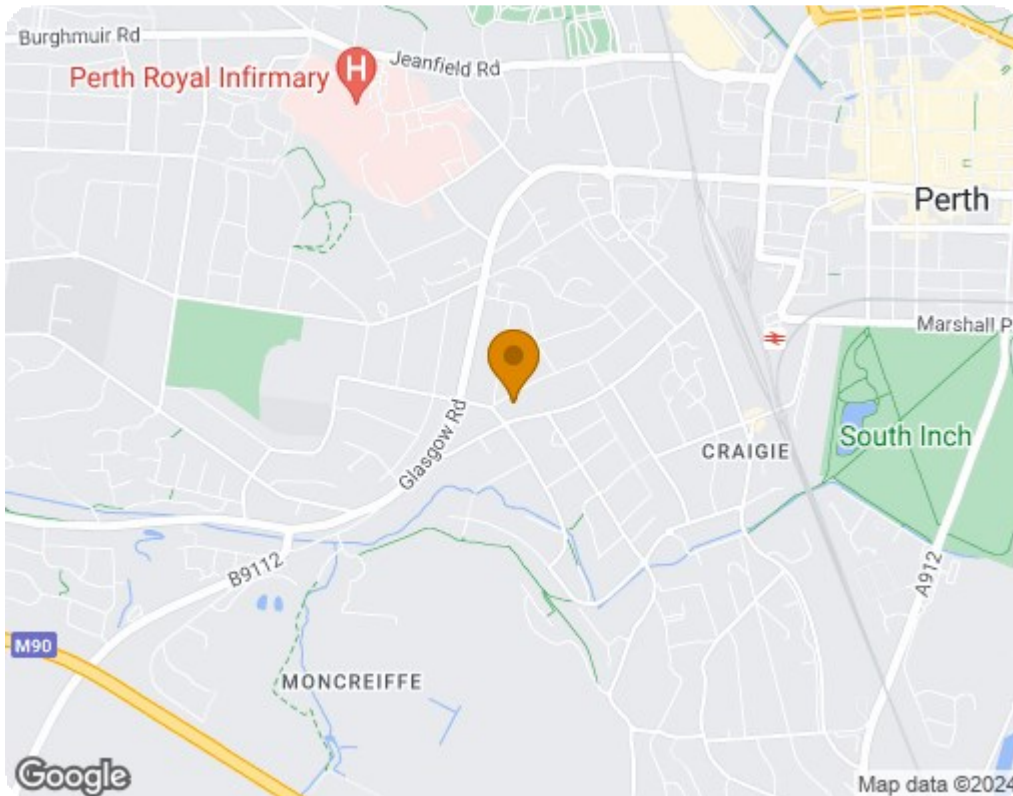
5'8" x 5'1" (1.73 x 1.56)





- Semi Detached House
- Two Generous Bedrooms
- Bright & Spacious Lounge
- Sizeable Kitchen
- Dining Room
- Gas Central Heating
- Double Glazing Throughout
- Large Private Driveway





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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		87
(81-91) B		
(69-80) C	67	
(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