



lindsays

37 Cavendish Avenue,
Perth, PH2 0JU

"Well presented 4 bedroom semi-detached villa occupying a fantastic position within the popular Craigie area of Perth"

- Lounge
- Kitchen
- 4 Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Gardens
- Driveway

EPC Rating C

OFFERS OVER £230,000



Description

We are delighted to offer for sale this well presented 4 bedroom semi-detached villa occupying a fantastic position within the popular Craigie area of Perth. This lovely home is presented in move in condition with modern neutral decor throughout. The accommodation comprises a bright front facing lounge with bay window and living flame gas fire; fitted kitchen with integrated oven, gas hob and extractor and space to dine; two bedrooms on the lower ground level and two more on the first floor as well as a shower room.

Externally to the front there is a driveway providing ample off-street parking and to the rear there is an enclosed garden with an area of stone chips, a lawn, seating area and a garden shed.

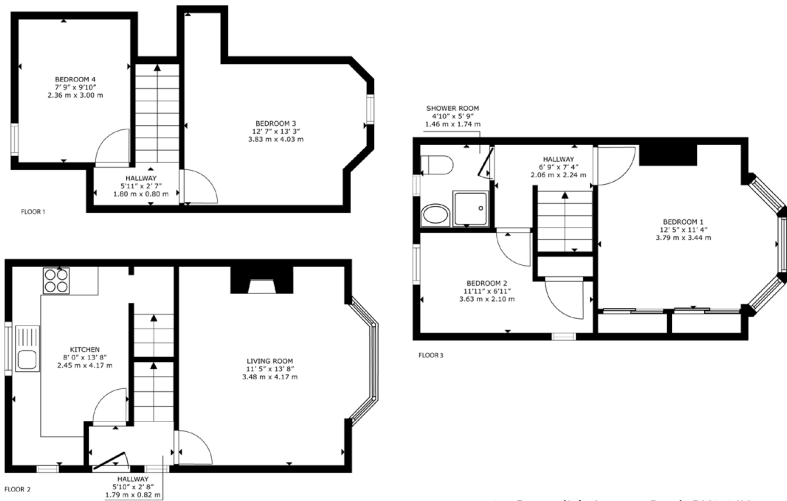
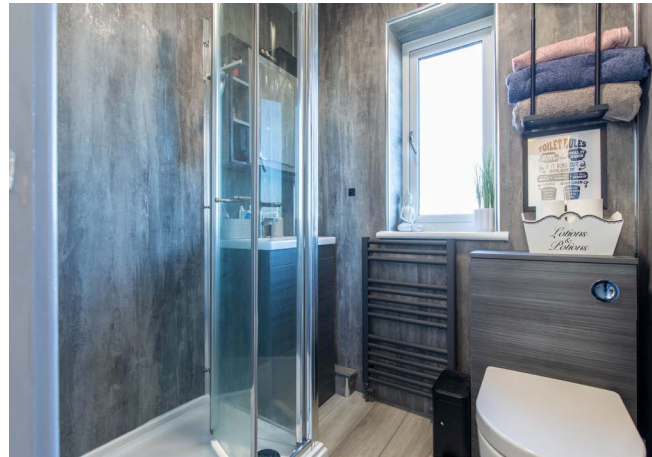
This great family home benefits from gas central heating and double glazing. Viewing is essential to appreciate the overall space and excellent location on offer.

Area

Situated in a desirable Craigie area of the city of Perth, the property is well placed for schools and local amenities. The property is also on the bus route to and from the city centre. Perth also offers a wide range of commuting services including bus, road and rail links.

Viewing

By appointment through Lindsays on 01738 630222 or perthproperty@lindsays.co.uk



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GROSS INTERNAL AREA:
 FLOOR 1: 22.7 m² (244 sq.ft.) FLOOR 2: 30.3 m² (324 sq.ft.) FLOOR 3: 28.1 m² (303 sq.ft.)
 TOTAL: 81.2 m² (873 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



T: 01738 630222 E: perthproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.