



44 Cavendish Avenue, Perth, PH2 0JT
Offers over £195,000



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- Two-bedroom semi-detached villa
- Attractive dining kitchen
- Two double bedrooms
- Double glazing & gas central heating
- Generous rear garden
- Lounge with bay window
- Beautiful sun room
- Modern shower room
- Off-street parking
- Sought-after street

Nestled in a sought-after location just south of Perth city centre, this beautifully maintained two-bedroom semi-detached villa offers superb living space both inside and out. Set behind a monoblock driveway, the property instantly welcomes you with its charming bay-fronted exterior and mature trees lining the street.

Step inside to discover a bright and inviting lounge with a feature fireplace and a large bay window flooding the room with natural light. The dining kitchen sits to the rear, offering ample unit and worktop space, as well as room for casual dining. Also to the rear is a stunning sunroom – a versatile and light-filled space perfect for dining, relaxing or entertaining while enjoying garden views. Upstairs are two generous bedrooms – both with built-in storage – and a fresh shower room. Externally, the large, private rear garden is fully enclosed and thoughtfully landscaped, offering a mix of lawn, seating areas and planting beds – ideal for families, pets or summer gatherings. The property also benefits from gas central heating and double glazing.

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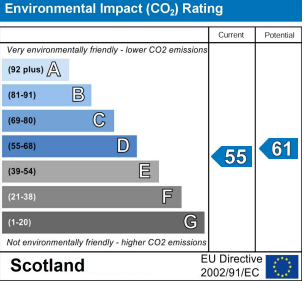
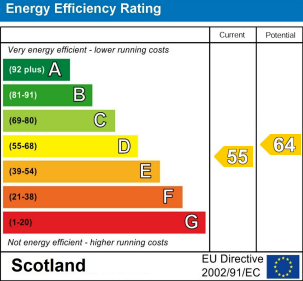
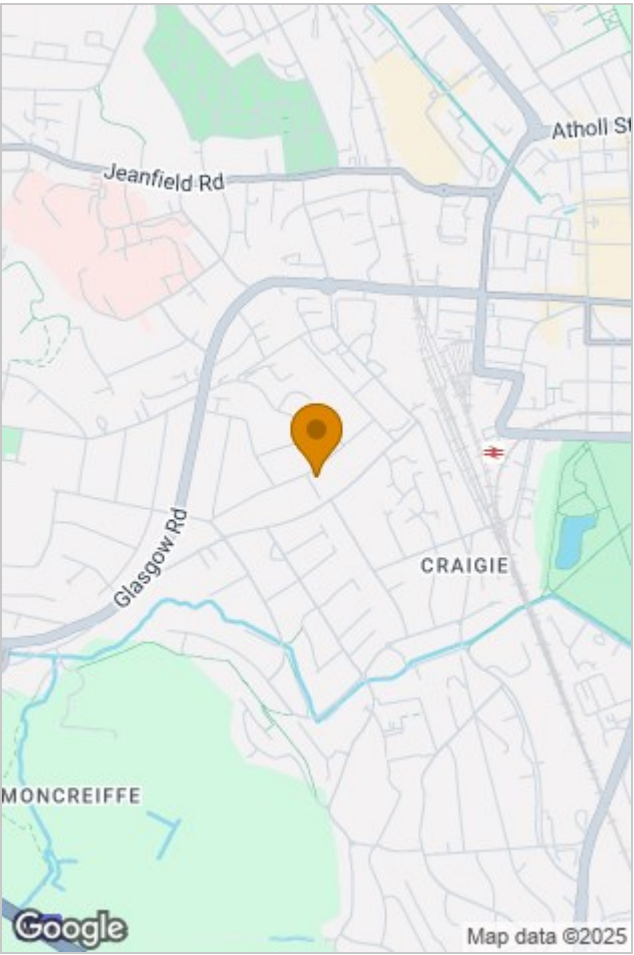
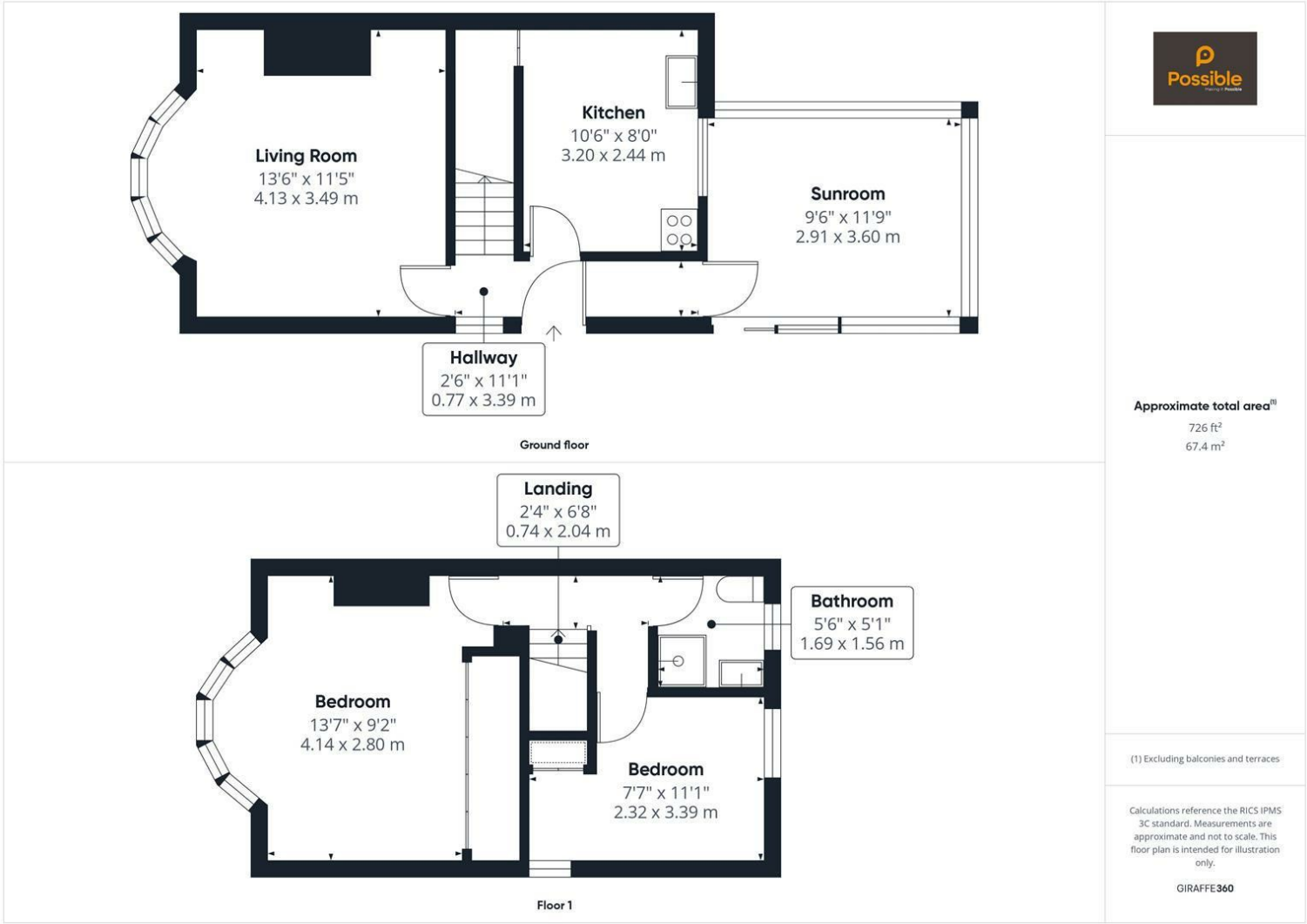


Location

Cavendish Avenue is located in the desirable Craigie district of Perth – a peaceful and well-established neighbourhood popular with families and professionals alike. Residents benefit from nearby local shops, schools, and Craigie Hill Golf Course, as well as easy access to the city centre via regular bus services or a short drive. The surrounding area offers a blend of scenic walks, recreational facilities and excellent commuter links, including quick access to the M90 and A9. Whether you're commuting, raising a family, or simply looking to enjoy a quiet, friendly community, this location ticks all the right boxes.







Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.