

**45 Paradise Avenue,  
Perth, PH2 9AU**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



- + *Semi-detached Villa*
- + *Ideal for First Time Buyers*
- + *Spacious Accommodation*
- + *Offers Over £150,000*



**1**

Public Rooms



**2**

Bedrooms



**1**

Bathrooms

**T: 01738 630 350**

## Accommodation

An excellent opportunity to purchase a 2 bedroom, semi-detached property in Bridge of Earn. The area provides many amenities including a primary school, Kilgraston School, convenience stores, hair salons and eateries and takeaway. Many purchasers will find it appealing because it is conveniently positioned for commuting, being only a short drive from Perth and off the M90.

The ground floor features a fitted kitchen, a porch entrance, and a large, light-filled lounge with windows facing the front and back of the home. The house's upstairs features

two spacious, double bedrooms as well as a brand-new, contemporary bathroom with a walk-in shower and wet wall. There are built-in closet cabinets in the bedrooms.

There is a huge driveway, garage, and shed to accommodate vehicle demands, and the front and back gardens are easily maintained.

EPC - D

Council Tax - B













to view:

T: 01738 630 350

E: [property@jamesonmackay.co.uk](mailto:property@jamesonmackay.co.uk)

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Porch: 2.1 x 1.16

Approx. Measurements  
In Meters

Kitchen: 3.04 x 2.6

Hall: 3.3 x 1.9

Living: 6.4 x 3.3

Bed 1: 4.3 x 2.7

Bed 2: 3.3 x 3 (back)

Shower Room: 1.9 x 1.5

#### YOUR PROPERTY SPECIALISTS

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