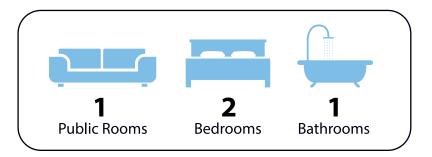
45 Paradise Avenue, Perth, PH2 9AU

JAMESON + MACKAY SOLICITORS AND ESTATE AGENTS



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



Accommodation

An excellent opportunity to purchase a 2 bedroom, semidetached 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





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

1 Charlotte Street, Perth PH1 5LP T: 01738 630 350 F: 01738 630 264

71 High Street, Auchterarder PH3 1BN T: 01764 663 830 F: 01764 663 135



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