

**35 Ross Avenue,  
Perth, PH1 1GZ**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



- + *Detached Villa*
- + *Bright and Spacious Accommodation*
- + *Split Level*
- + *Offers Over £345,000*



**2**  
Public Rooms



**4**  
Bedrooms



**3**  
Bathrooms

**T: 01738 630 350**

Located in the sought after Oakbank area of Perth, lies this well presented, move in condition, 4 bed villa with a split level layout.

The property includes four double bedrooms, the master with an en-suite shower room, a utility room, downstairs W/C, a family bathroom with separate shower and bath, a lounge and an open plan kitchen/living room. Three of the bedrooms have built-in wardrobes. The fully fitted kitchen includes integrated appliances and has patio doors which lead to the lovely private walled garden, with a patio area and steps to the lawn. Featuring a single garage with electric door, a spacious mono-block driveway, gas central heating which is maintained regularly and plenty of hidden

storage space.

Perth's various shops, cafes, restaurants, and other facilities are all easily accessible from this ideal location, which also offers great transport connections. For the everyday commuter, easy access to the Broxden and Inveralmond roundabouts facilitates travel to numerous nearby cities and towns. Additionally, it is in the catchment area of 2 primary schools and 2 secondary schools which makes this home perfect for families. However it is sure to appeal to a wide variety of buyers, as this property has so much to offer.

EPC - C

Council Tax Band - F

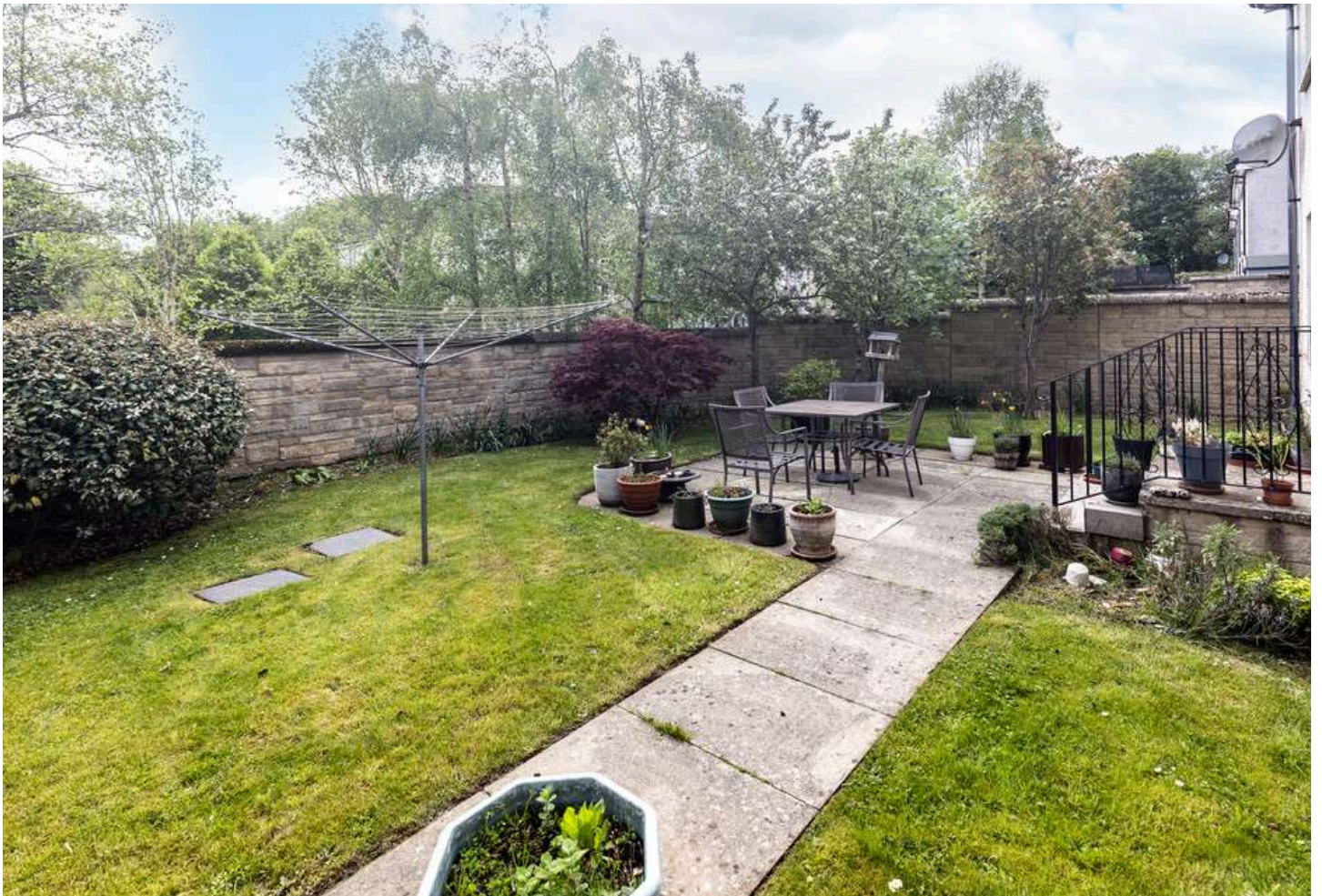












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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Master Bed: 4.04 x 2.87

En-suite: 1.75 x 2.18

Bed 2: 2.39 x 3.93

Bathroom: 2.99 x 2.08

Bed3: 3.64 x 4.16

Bed4: 2.93 x 2.97

Lounge: 3.64 x 5.53

W/C: 1.78 x 0.97

Kitchen/living: 8.78 x 4.02

Utility: 1.78 x 1.98

Approx.  
Measurements in  
Metres

### YOUR PROPERTY SPECIALISTS

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