

Simple Approach



18 Kennaway Avenue, Perth
PH1 0AW

Offers over £239,950

Set within the ever popular location of the almost brand new Bertha Park development, this immaculately presented, end terraced house comes to the market in excellent move in condition throughout. This lovely family home has been decorated with great taste throughout each generously proportioned room. Kennaway Avenue boasts a generous layout comprising; a welcoming entrance, bright front facing lounge, an open plan kitchen / dining area with beautiful patio doors leading out to the garden, spacious downstairs shower room, three generous bedrooms with fitted storage and fresh, modern family bathroom with shower over bath facility. This property offers modern style across two floors and would be appreciated by those seeking the very best in quality and design, without compromising all of the benefits of a warm and welcoming family home set on a sizable plot. Practical attributes include gas central heating and double glazing. This is the ideal purchase for any first time buyer, growing family or couple looking for a well located home which is close to all local amenities along with being just a short distance from Perth City Centre.

Lounge

14'6" x 10'3" (4.42 x 3.14)

6'2" x 8'8" (1.88 x 2.65)

Kitchen / Diner

20'9" x 7'6" (6.34 x 2.30)

Shower Room

6'3" x 5'10" (1.93 x 1.78)

Master Bedroom

9'6" x 10'11" (2.92 x 3.35)

Bedroom 2

10'1" x 9'10" (3.09 x 3.02)

Bedroom 3

9'6" x 7'1" (2.92 x 2.17)

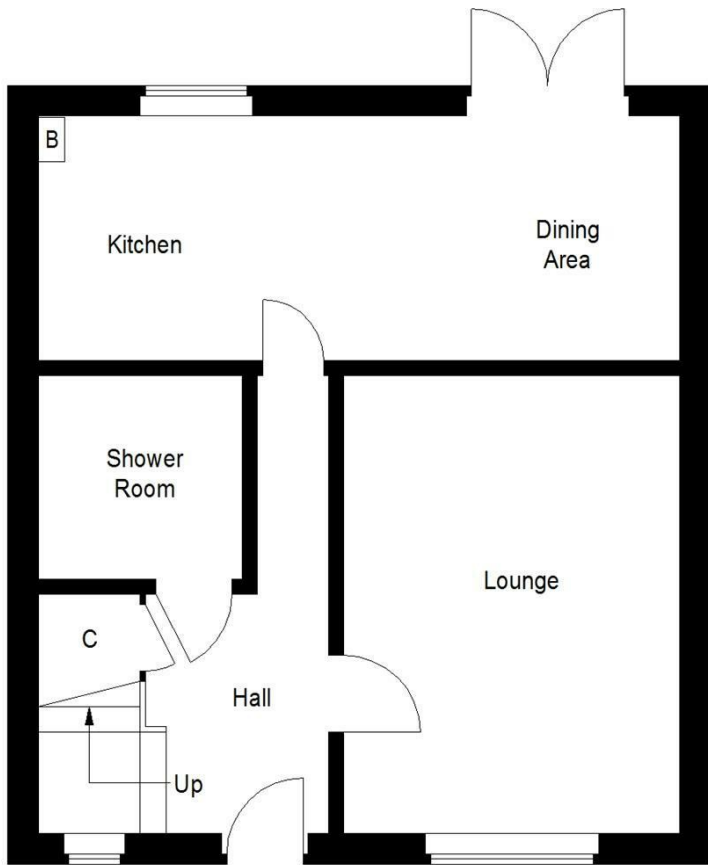
Family Bathroom



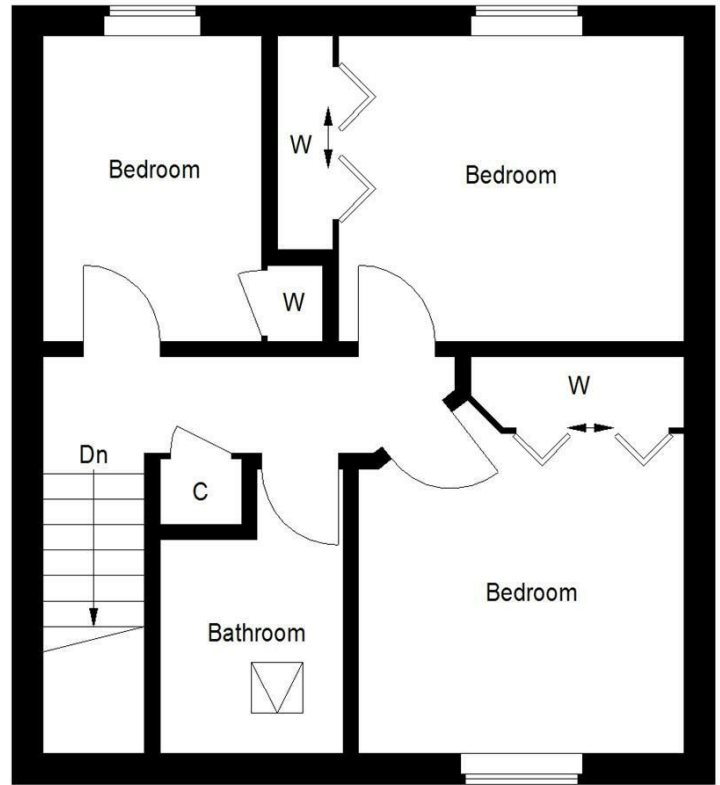


- Three Bedroom, End Terrace House
- Immaculate Move-in Condition Throughout
- Open Plan Kitchen/ Dining Room
- Bertha Park Development
- Shower Room and Family Bathroom
- Gas Central Heating And Double Glazing
- Private Driveway And Sizable Rear Garden

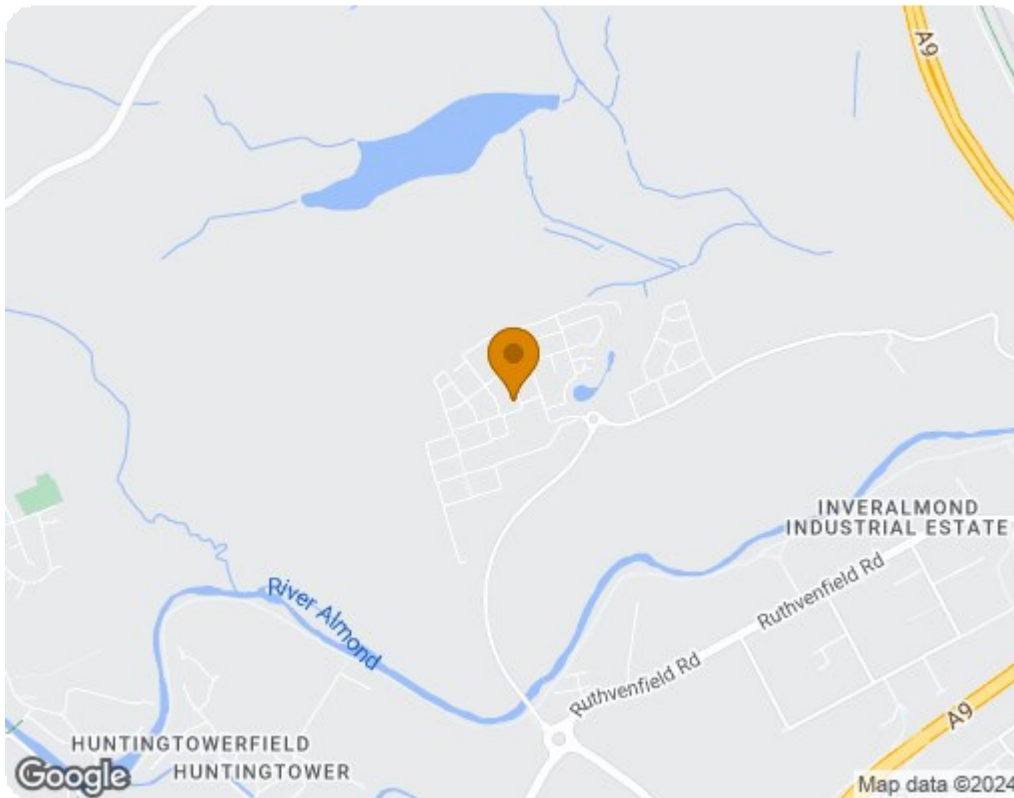




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	