

Stunning and spacious five bedroom detached family home

Upgraded kitchen, secluded garden and ample parking







45 Ross Avenue

Perth, Perthshire, PH1 1GZ

Scan Here!

5 BED

3 BATH + WC

DOUBLE GARAGE

ENERGY C EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01738 500 655
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available









Perth

Located in the very popular residential area of Oakbank in Perth is this immaculately presented and spacious five bedroom detached villa set within the corner plot of an old walled garden and is ideally situated for family life. The property offers excellent primary and secondary schools nearby. Easy access is given to the M9 motorway and the Broxden roundabout providing good commuter links to Glasgow, Edinburgh and Dundee.





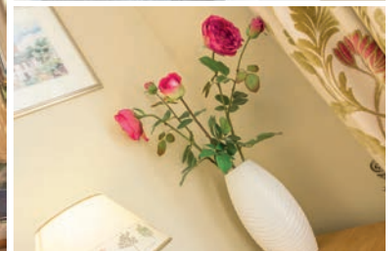






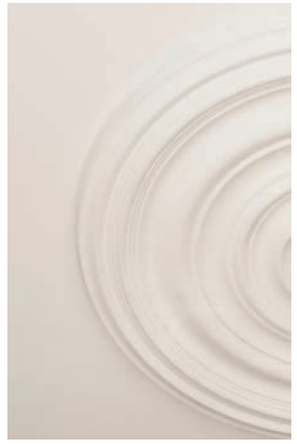













The Lounge







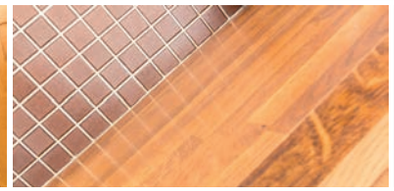
45 Ross Avenue

Part Exchange available! We've delighted to present this fantastic opportunity to purchase this stunning and very spacious detached family home situated at the end of a cul-de-sac with added security for children. Approach the property through the main door into the entrance porch with stairs to lower and upper floors. Spacious cloakroom with a two-piece suite and front facing window. The dining room or family room is located on the left hand side with front facing windows and views over the front garden. Moving downstairs leads into a spacious hallway large storage cupboard and access to further living space. The lounge is positioned on the right and enjoys a dual aspect to side and rear with french doors giving access to rear garden. The kitchen/dining room runs the remaining width of the property and has been upgraded by the current owners. The kitchen comprises of a comprehensive range of eye and base level units with a mixture of wooden and granite work surfaces incorporating sink unit with mixer tap and drainer. Space for range cooker with extractor hood above and space for American Fridge/Freezer. Built in dishwasher, ample cupboard space for storage and additional preparation area with cupboards below. The dining area has ample space for large table and chairs with patio doors giving access to rear garden. The kitchen also benefits from under cupboard lighting and access to the utility room. The utility room has a range of cupboards with sink unit and space and plumbing for washing machine and tumble dryer. Further storage cupboard and access to side garden through personal door.

On the upper floors is the master bedroom suite with walk-in wardrobe and en-suite double shower room finished in a three-piece suite. Bedroom 2 also enjoys an en-suite shower room with built-in wardrobe. Bedrooms 3,4 & 5 are all doubles with two of them enjoying fitted double wardrobes. The family bathroom suite is finished in a modern white four-piece suite with separate shower and bath. Finally the study area is positioned on the upper level and is open plan and very spacious (could also serve as a family area or library).

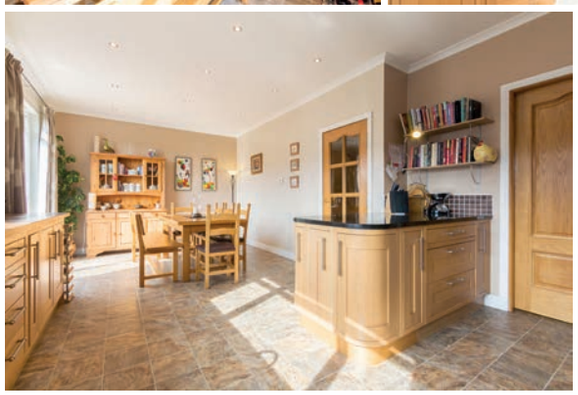
To the front of the property is a double driveway with two parking spaces and access to the double garage with electric up and over doors, light and power. There is an additional parking space adjacent to the front. Further garden space laid to lawn and access to the rear garden. The rear garden is mostly laid to lawn with attractive flower and shrub borders enclosed by brick walls with patio areas, outside lighting and water tap. The property also benefits for solar panels which provides hot water.






The Kitchen/Dining Room






Master Bedroom











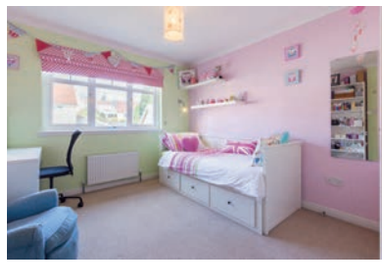


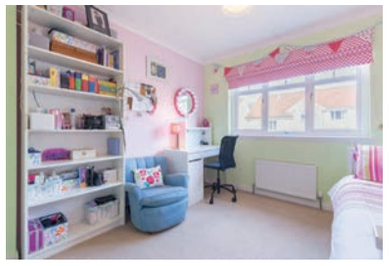
Four further double bedrooms





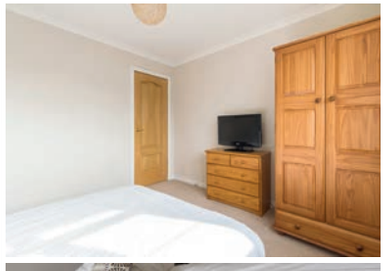


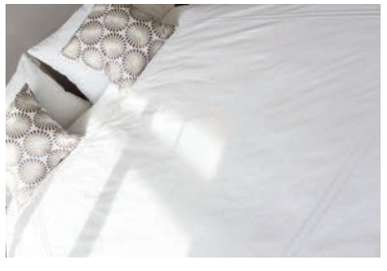












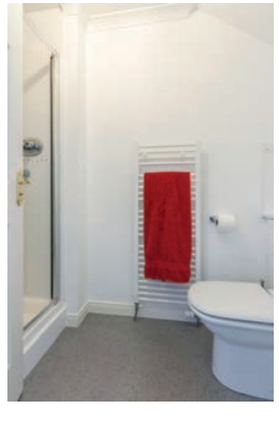


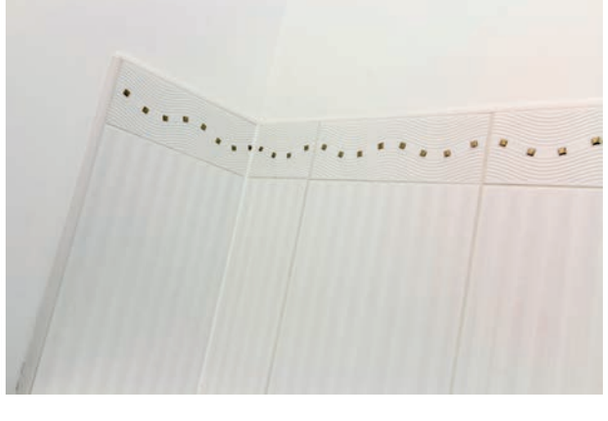


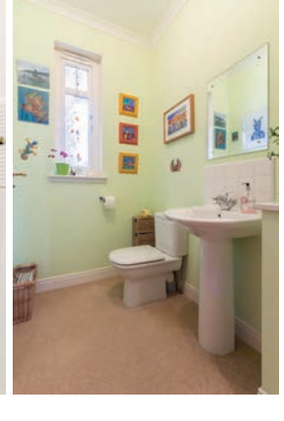


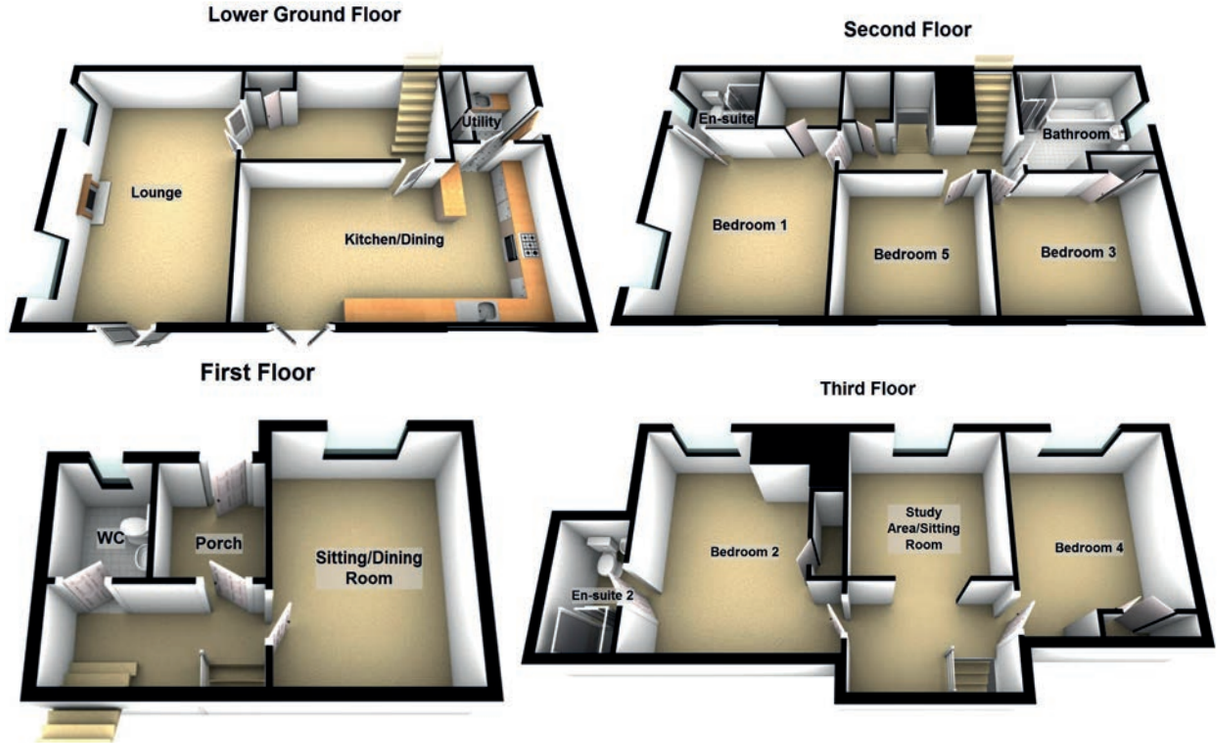


Family Bathroom, En-suite Shower Rooms and WC







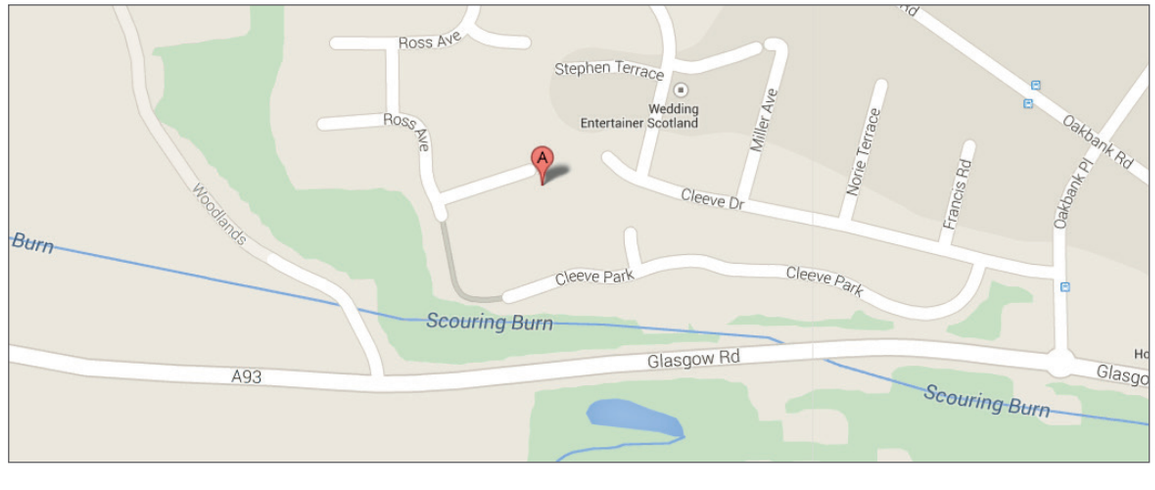


Approximate Dimensions
(Taken from the widest point)

Porch	1.80m (5'11") x 1.60m (5'3")
Lounge	6.20m (20'4") x 4.20m (13'9")
Kitchen/Dining	7.30m (23'11") x 4.10m (13'5")
Utility	2.20m (7'3") x 1.80m (5'11")
Sitting/Dining Room	3.90m (12'10") x 2.90m (9'6")
Study Area/Sitting Room	3.00m (9'10") x 3.00m (9'10")
Bedroom 1	4.40m (14'5") x 4.20m (13'9")
En-suite	2.10m (6'11") x 1.50m (4'11")
Bedroom 2	4.50m (14'9") x 3.90m (12'10")
En-suite 2	2.50m (8'2") x 1.30m (4'3")
Bedroom 3	4.00m (13'1") x 3.20m (10'6")
Bedroom 4	3.90m (12'10") x 3.10m (10'2")
Bedroom 5	3.30m (10'10") x 3.20m (10'6")
Bathroom	2.70m (8'10"l) x 2.90m (9'6")
WC	1.80m (5'11") x 1.40m (4'7")

Extras
(Included in the sale)

Floor coverings and fitted appliances are included within the sale. The oven and fridge are available direct with the client for separate negotiation.











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Part Exchange

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Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer