



27 Glenartney Terrace, Perth, PH2 0AT  
Offers over £160,000



## 27 Glenartney Terrace Perth, PH2 0AT

- Semi-detached three-bedroom family home
- Modern fitted kitchen with wooden worktops
- Ground floor family bathroom
- Fully enclosed rear garden with secure bolted gate
- Elevated position providing privacy and outlooks
- Bright living room with feature fireplace
- Sunroom with garden access
- Three well-sized bedrooms with storage
- Wildlife pond at top of garden
- Ideal for first-time buyers, families, or investors

27 Glenartney Terrace is a charming three-bedroom semi-detached home, set in a peaceful residential area of Perth. Offering spacious accommodation across two floors, this property combines comfortable family living with generous outdoor space.

The ground floor comprises a welcoming hallway, a bright living room with a large picture window overlooking the front garden, and a feature fireplace that adds warmth and character. The modern Wren kitchen has been thoughtfully designed with ample storage, and wood effect laminate worktops, with direct access to a sunroom that provides a relaxing retreat and views of the rear garden. A conveniently located ground floor bathroom completes this level. Upstairs, there are three well-proportioned bedrooms, each enjoying good natural light and built-in storage. The home is finished in a neutral style, allowing buyers to easily personalise. The property has benefited from a number of upgrades in recent years, including the installation of a new boiler, a stylish kitchen, and a modern bathroom, ensuring comfort and efficiency for the new owners.

Externally, the property benefits from front and rear gardens. The rear garden is fully enclosed with a secure bolted gate, providing peace of mind for families and pet owners. It is well-sized and thoughtfully landscaped, featuring a lawn, greenhouse, shed, and seating areas. At the top of the garden, a small wildlife pond creates a delightful spot for nature lovers. The elevated position of the home provides privacy and attractive outlooks. 27 Glenartney Terrace presents an ideal opportunity for first-time buyers, families, or investors seeking a well-located property in move-in condition.

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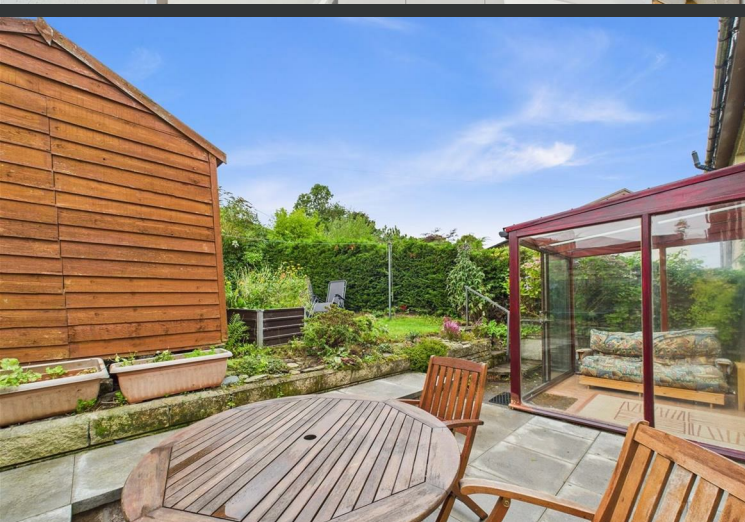
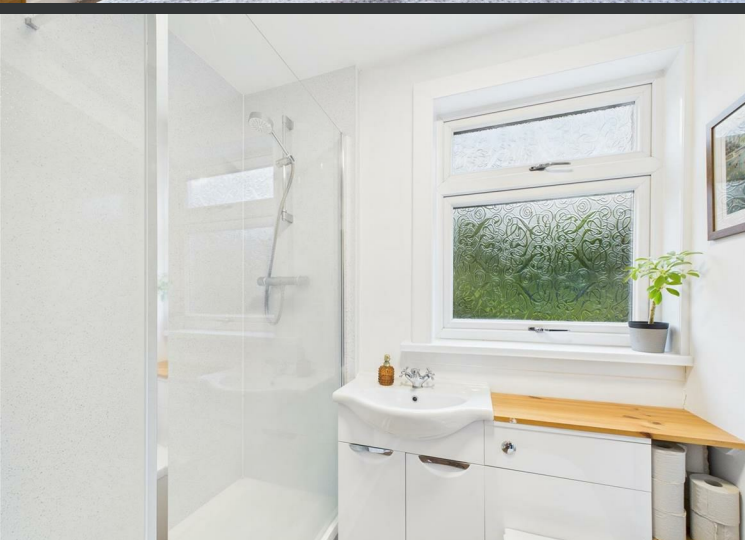




## Location

Glenartney Terrace is located in a popular residential area of Perth, well known for its family-friendly environment and excellent local amenities. Nearby schools, shops, and leisure facilities are all within easy reach, while Perth city centre is just a short drive or bus journey away, offering a wide selection of shopping, dining, and cultural attractions. For commuters, the property enjoys convenient access to the A9 and major routes connecting to Dundee, Edinburgh, and Glasgow. Outdoor enthusiasts will appreciate the abundance of nearby green spaces, parks, and scenic walking routes. This peaceful location balances accessibility with a welcoming community atmosphere.







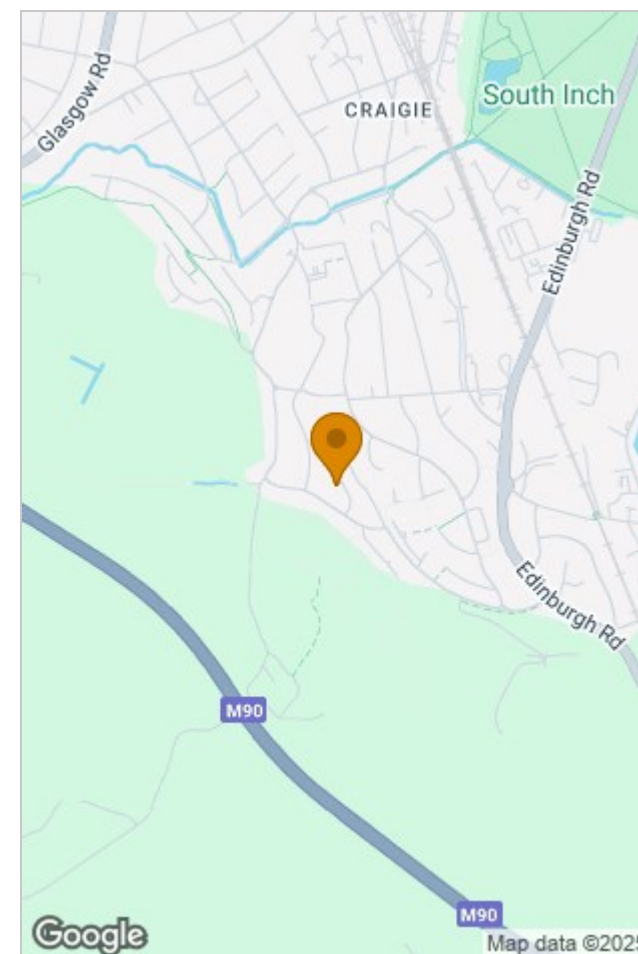
Approximate total area<sup>(1)</sup>

919 ft<sup>2</sup>  
85.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                                                                                                                                                                                                                                                                     | Current   | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>61</p> | <p>67</p> |
| <p><b>Scotland</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                   |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     | Current   | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> | <p>63</p> | <p>65</p> |
| <p><b>Scotland</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                         |           |           |

