

Simple Approach



18 Glover Street, Perth  
Perthshire PH2 0JR

Offers over £103,000

Set within the ever desirable location of Craigie, this lovely first floor flat comes to the market in excellent move in condition throughout having been renovated by the current owners. Glover Street is the ideal purchase for any first time buyer, small family or investor looking for a well-located property with neutral decoration and ample living space throughout. Comprising; an entrance hall, a modern fitted kitchen, bright lounge, two bedrooms and a stylish bathroom. The property further benefits from modern comforts such as gas central heating, double glazing, shared parking to the front and a private rear garden. this lovely home lends itself to a range of purchasers and is ideally placed to take advantage of local amenities such as nearby shops, supermarkets and hairdressers as well as to all further amenities found on the High Street of the City Centre all just minutes away. Viewing is essential to appreciate the great property on offer here at Glover Street.

**Bedroom One**

6'8" x 9'1" (2.05 x 2.77)

**Lounge**

9'5" x 13'3" (2.88 x 4.06)

**Bathroom**

8'0" x 5'7" (2.46 x 1.71 )

**Hallway**

8'0" x 3'3" (2.45 x 1.0)

**Kitchen**

6'11" x 8'0" (2.11 x 2.45)

**Bedroom Two**

13'0" x 9'3" (3.97 x 2.83)





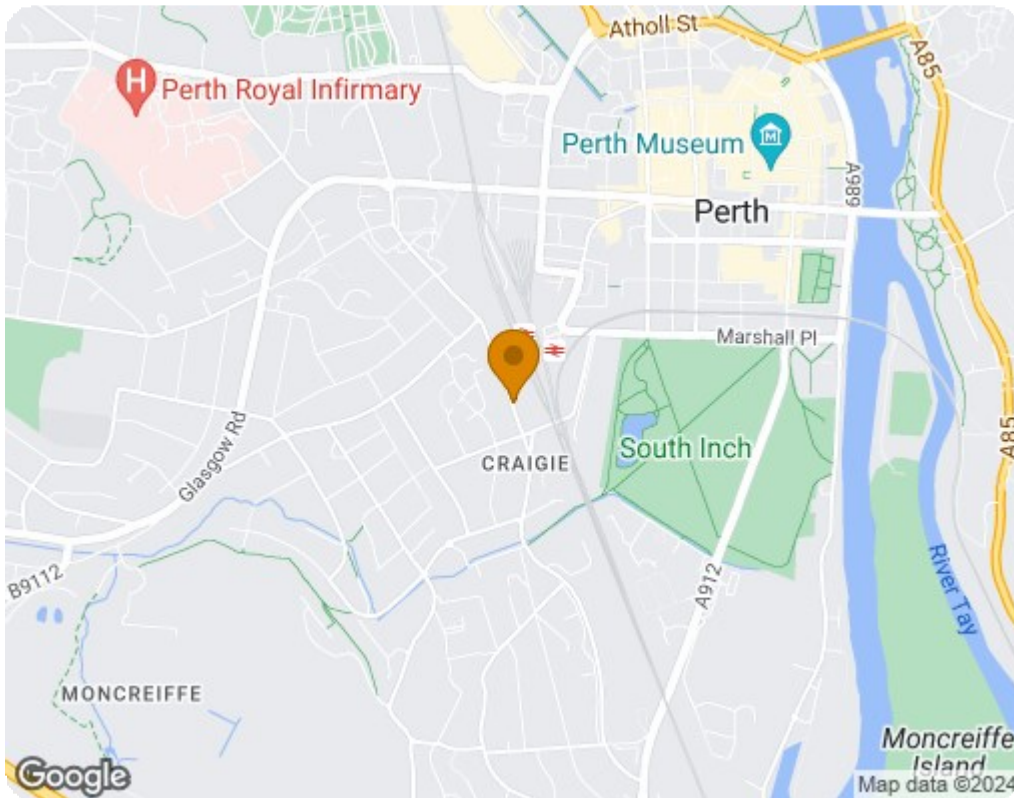


- First Floor Flat
- Private Rear Garden
- Highly Sought After Craigie Location
- Two Bedrooms
- Shared Parking To Front
- Ideal For First Time Buyers
- Modern Interior Throughout
- Gas Central Heating & Double Glazing





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049931)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	