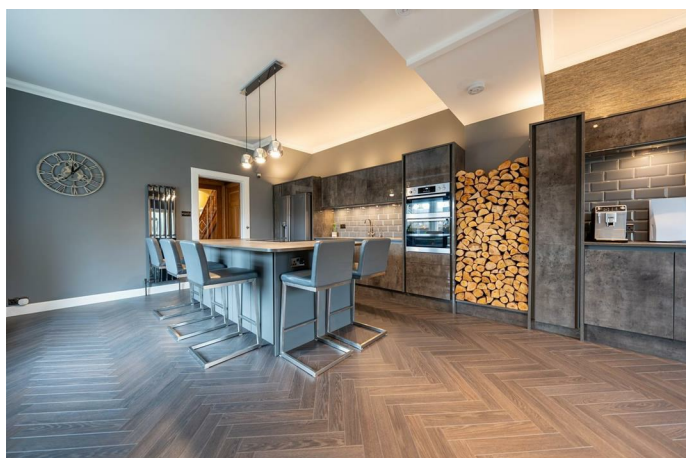


Simple Approach



**81 Glasgow Road, Perth
PH2 0PQ**

Offers over £524,950

Located within a highly sought after location of Perth, this stunning five-bed semi detached house is presented in immaculate condition. Boasting a beautiful blend of high ceilings, large bay windows and stunning original features, this is an exceptional family home offering accommodation spanning across approximately 234 square meters. Set within the ideal location to take advantage of all the local amenities along with further excellent conveniences found in Perth City Centre just a short distance away.

Across the ground floor the property comprises of; a welcoming entrance hallway, a front facing lounge with large bay windows allowing for plentiful natural light to flood the room, a second lounge / sitting room, an open plan contemporary kitchen / family room, a practical utility room, downstairs shower room and a WC completes the ground floor. Upstairs, the property further enjoys five sizeable bedrooms a chic family bathroom and a floored attic space. All these features of Glasgow Road create the ideal family home, with all the living space required by the modern day family. Practical specification includes gas central heating and full double glazing.

Externally the property sits on a generous plot with a well manicured private rear garden, an expansive driveway suitable for multiple vehicles and a carport. This property really has so much to offer and is the ideal purchase for any growing family or buyer looking for a great amount of living space, seeking modern and peaceful living in a fantastic, highly sought-after area. Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful home on offer at this exceptional property.

Second Lounge

13'6" x 13'5" (4.13 x 4.09)

Kitchen / Family Room

25'9" x 15'5" (7.86 x 4.72)

Utility Room

11'5" x 5'11" (3.49 x 1.82)

Downstairs Shower Room

7'3" x 4'0" (2.22 x 1.23)

Downstairs Cloak Room

5'10" x 3'11" (1.80 x 1.21)

Downstairs WC

8'6" x 4'0" (2.61 x 1.22)

Hallway

16'6" x 5'5" (5.04 x 1.66)

Master Bedroom

19'6" x 13'5" (5.95 x 4.10)

Bedroom Three

10'5" x 10'8" (3.20 x 3.27)

Bedroom Four

14'9" x 9'9" (4.51 x 2.99)

Bedroom Five

10'2" x 7'5" (3.12 x 2.27)

Attic Floored Space

21'0" x 9'5" (6.41 x 2.89)

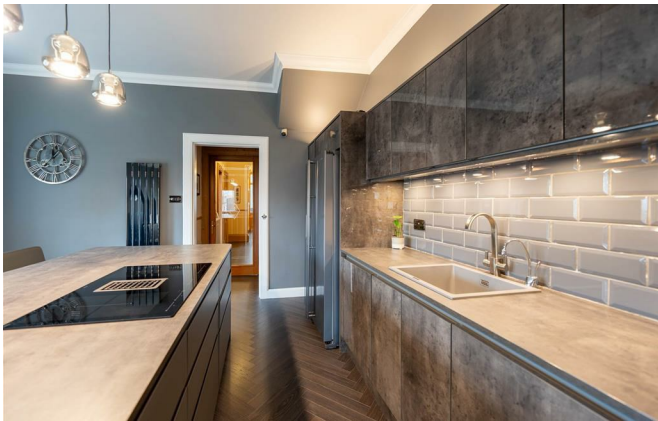
Bathroom

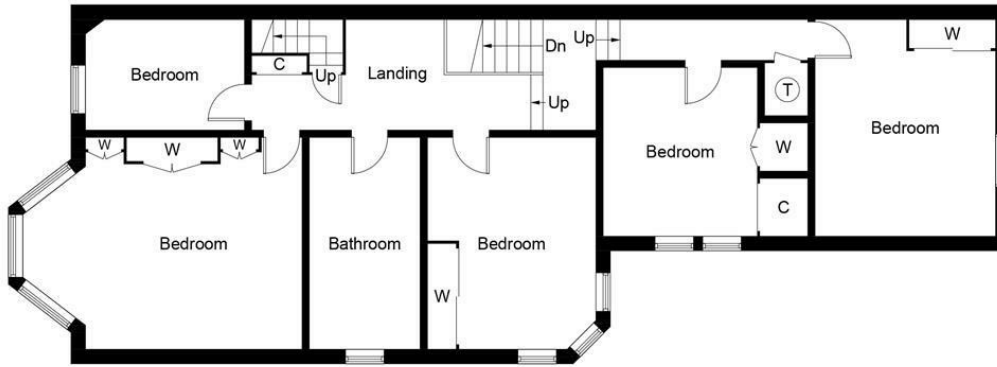
13'4" x 7'6" (4.08 x 2.30)



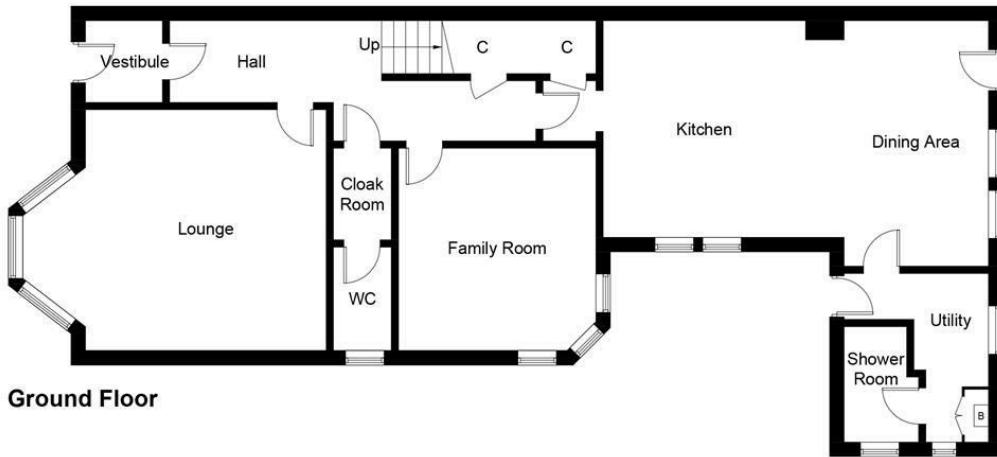


- Exceptional Semi Detached Family Home
- Wood Burning Stove Feature
- Highly Sought After Residential Area
- Large Private Driveway & Lean-To Garage
- Five Generous Bedrooms
- Open Plan Modern Fitted Kitchen / Family Room
- Gas Central Heating & Double Glazing
- Bright Front Facing Lounge
- Sitting Room
- Well Manicured Private Rear Garden



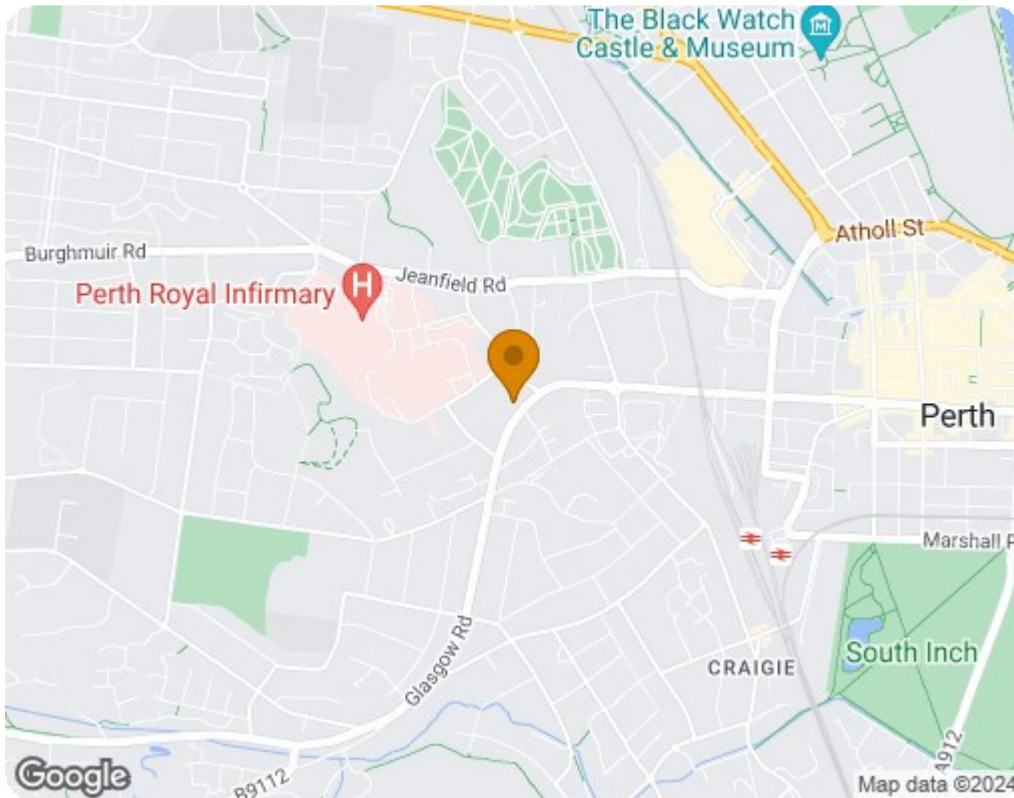


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1066768)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	68	
(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		78
(81-91) B		
(69-80) C	62	
(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