

Simple Approach



**173 Glasgow Road, Perth  
PH2 0LY**

**Offers over £436,500**

Located within one of Perthshire's most desirable locations, this prominent semi detached house comes to the market in pristine move in condition throughout. A sizeable family home, the property offers generous accommodation set across three floors spanning across approximately 220 square meters. This beautiful location continues to thrive with its range of excellent local amenities along with Perth City Centre just a short distance away.

The ground floor of Glasgow Road offers a broad welcoming hallway with practical entrance vestibule. A sizeable front facing living room with stunning bay windows, a further lounge, conservatory, a useful utility and a high quality kitchen that enjoys stylish design along with a feature breakfast bar and further space for dining within the open plan dining area. Ascending to the first floor the property enjoys further accommodation with four generous bedrooms, a WC and a family bathroom along with a further fifth bedroom on the third floor with an ensuite shower room. Specification is equally impressive with sought after features such as gas central heating and double glazed windows throughout.

Externally the garden grounds are very well maintained to both the front and rear of the property. Glasgow Road lends itself to a wide range of buyers including growing families or mature couples seeking a well located property with as much living space as possible. Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful home on offer at this exceptional property.

**Family Room**

12'2" x 12'6" (3.73 x 3.83)

**Kitchen**

12'11" x 10'8" (3.96 x 3.26)

**Dining Area**

12'11" x 10'3" (3.96 x 3.13)

**Utility Room**

3'3",160'9" x 6'0" (1.49 x 1.85)

**Conservatory**

10'11" x 13'11" (3.34 x 4.26)

**Bedroom 1**

12'2" x 11'1" (3.72 x 3.38)

**Bedroom 3**

7'4" x 9'11" (2.26 x 3.04)

**Bedroom 4**

11'8" x 11'8" (3.57 x 3.58)

**Bathroom**

8'1" x 8'9" (2.48 x 2.69)

**Bedroom 5**

20'0" x 17'7" (6.1 x 5.36)

**En-Suite**

10'9" x 5'10" (3.29 x 1.78)

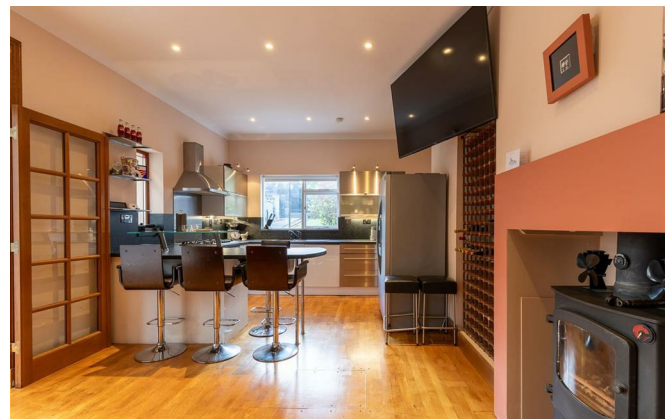
**Garage**

10'0" x 20'1" (3.06 x 6.13)





- Impressive Semi Detached House
- Bright Front Facing Lounge With Feature Bay Windows
- Conservatory
- Gas Central Heating & Double Glazing
- Ideal Family Home
- Further Family Room / Living Room
- Stunning Garden Grounds
- Five Generous Bedrooms (Master Ensuite)
- Open Plan Kitchen / Diner
- Highly Sought After Location

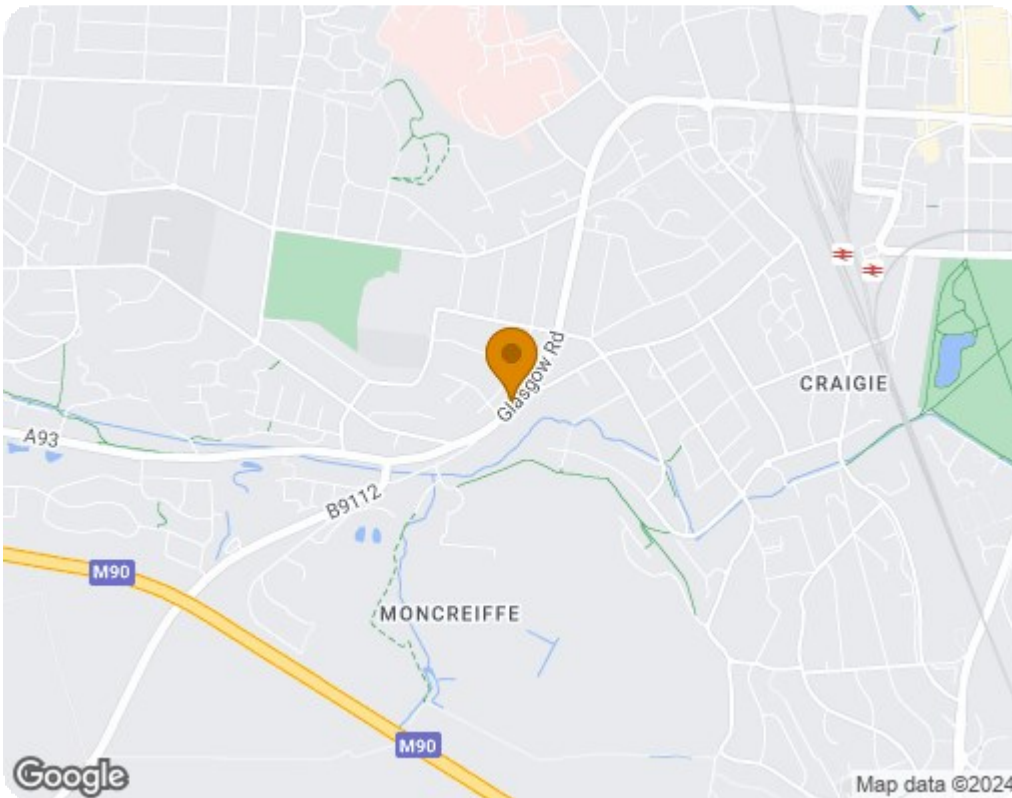




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GROSS INTERNAL AREA  
 FLOOR 1: 1143 sq ft, 106.19 m<sup>2</sup>, FLOOR 2: 920 sq ft, 85.52 m<sup>2</sup>, FLOOR 3: 260 sq ft, 24.19 m<sup>2</sup>  
 REDUCED HEADROOM: 85 sq ft, 7.91 m<sup>2</sup>  
 TOTAL: 2323 sq ft, 215.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>	<b>63</b>	
(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		
EU Directive 2002/91/EC		

Scotland 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>		<b>70</b>
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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