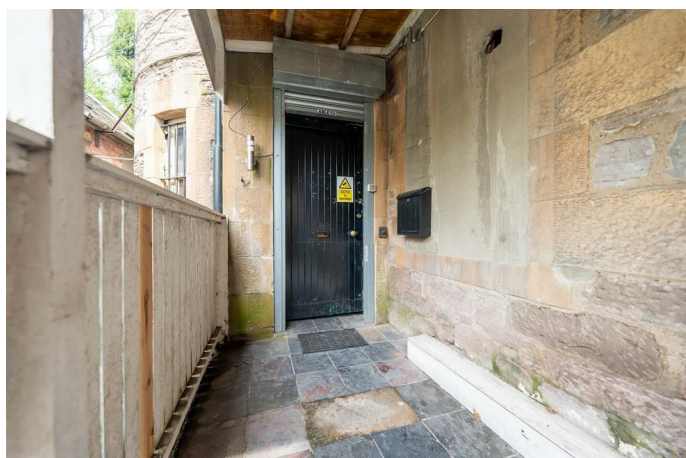


Simple Approach



**65 Glasgow Road, Perth
PH2 0PE**

Offers over £164,950

Welcome to this charming property located on the ever desirable Glasgow Road in Perth. This delightful property boasts spacious accommodation throughout each generously proportioned living space and comes to the market in good move in condition throughout. Ideally placed to take advantage of all the local amenities found right on the doorstep along with further convenience in the City Centre just a short walk away.

Comprising of; a grand front facing lounge, sizeable kitchen, two generous bedrooms a bathroom and a further WC.

With its ideal location, ample living space, and inviting atmosphere, this property is the ideal purchase for any first time buyer or investor seeking a well located property within one of Perthshire most desirable areas. Practical attributes include gas central heating and double glazing throughout.

Contact us today to arrange a viewing and experience the charm of Glasgow Road for yourself.

Lounge/Dining Area

30'1" x 14'10" (9.18 x 4.54)

Kitchen

13'3" x 10'11" (4.06 x 3.33)

Bedroom 1

12'5" x 13'2" (3.81 x 4.03)

Bedroom 2

12'1" x 10'8" (3.69 x 3.26)

Bathroom Area With Shower

8'3" x 3'11" (2.54 x 1.21)

Bathroom Area 2

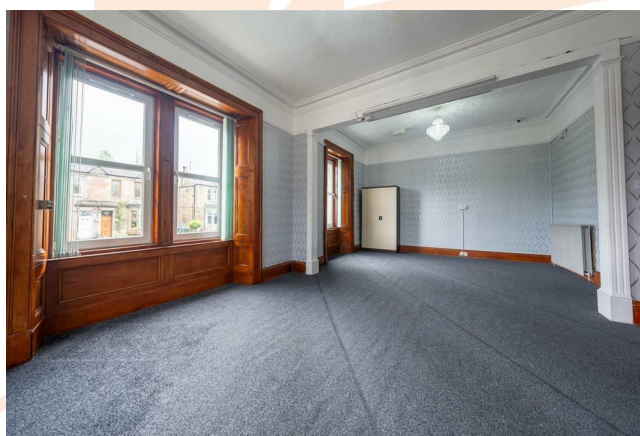
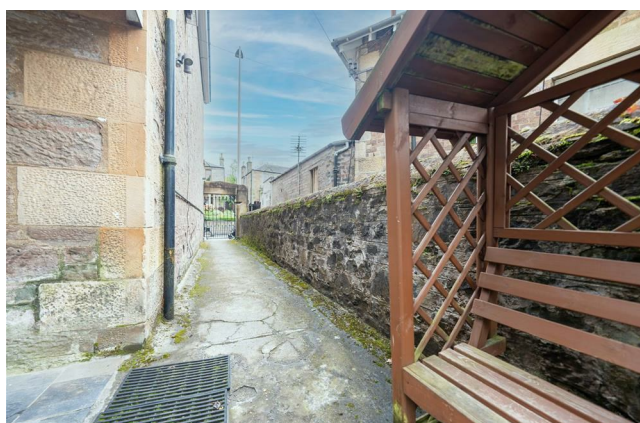
7'1" x 6'1" (2.16 x 1.86)

WC

6'1" x 3'3" (1.86 x 1)

Internal Store Room

7'11" x 3'10" (2.43 x 1.19)





- Two Generous Bedrooms
- Grand Front Facing Lounge
- Close To All Local Amenities
- Sizeable Flat
- Bathroom & WC
- Highly Sought After Location
- Large Fitted Kitchen
- Gas Central Heating & Double Glazing



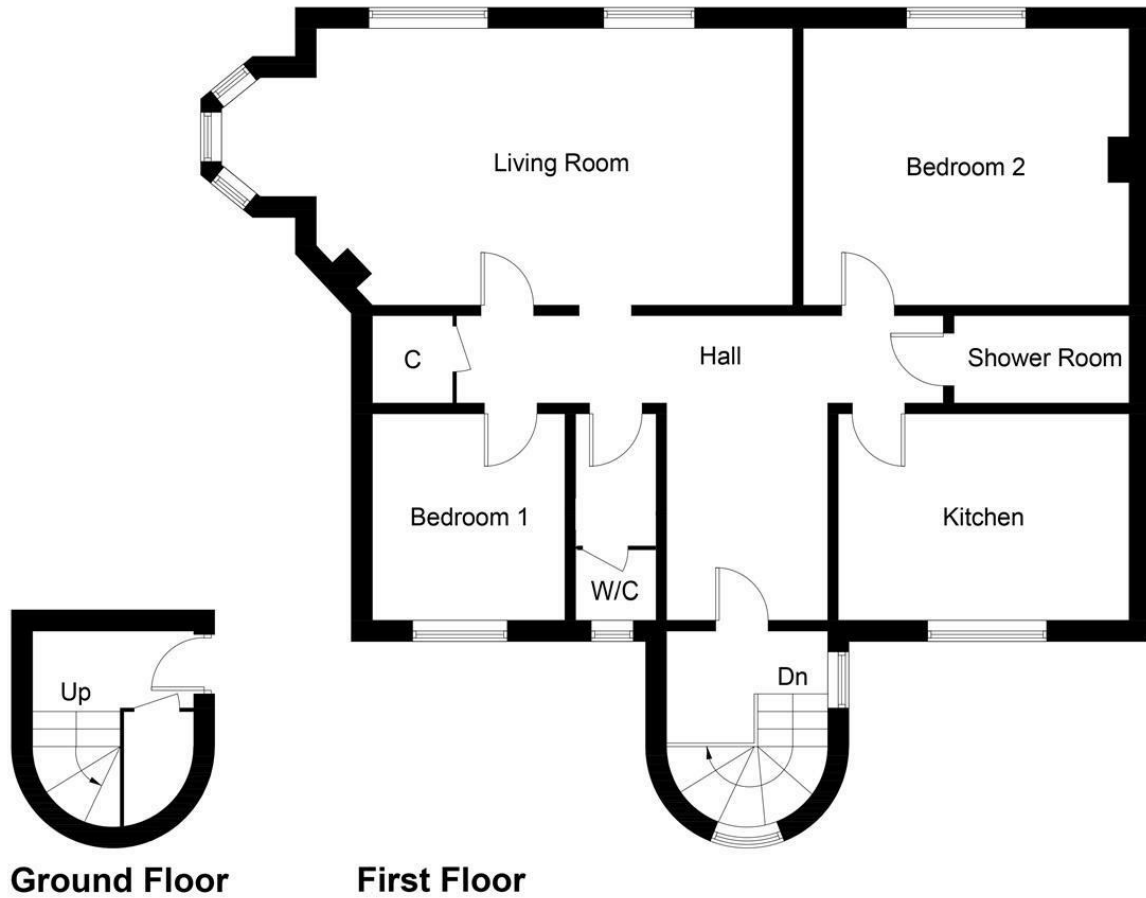
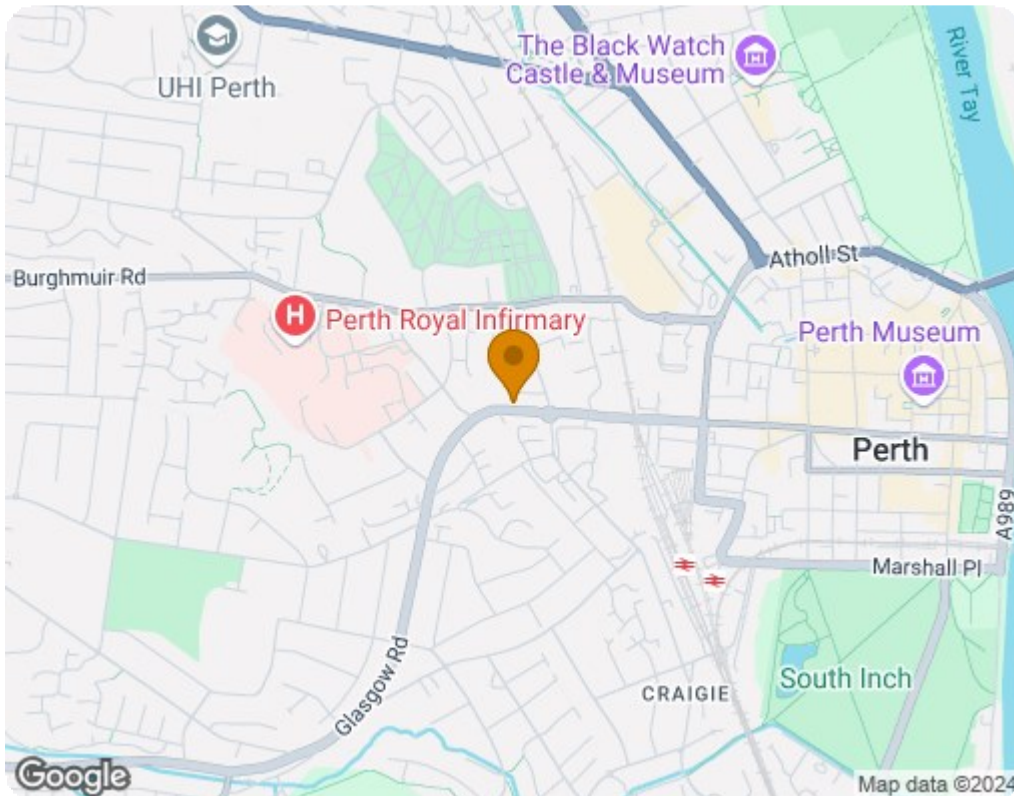


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079450)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E		41	
(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			
(81-91) B			
(69-80) C			62
(55-68) D			
(39-54) E		33	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	