

Simple Approach



**Glenhelen Bank Main Road, Perth
PH1 3EP**

Offers over £349,950

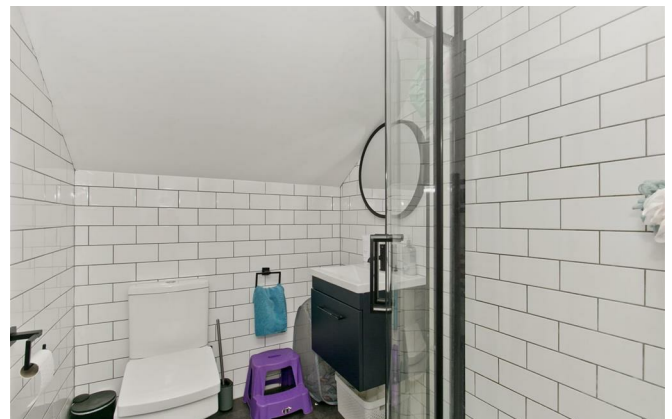
Simple Approach are delighted to welcome this fantastic opportunity to purchase a well presented property set within one of Perth's most sought after locations. Situated within the charming village of Luncarty, this property previously served as a retirement home however has great potential to be made into a grand family home or broken up into two houses subject to planning permission - making this a fantastic investment opportunity along with lending itself to a wide range of buyers such as growing families, couples or investors.

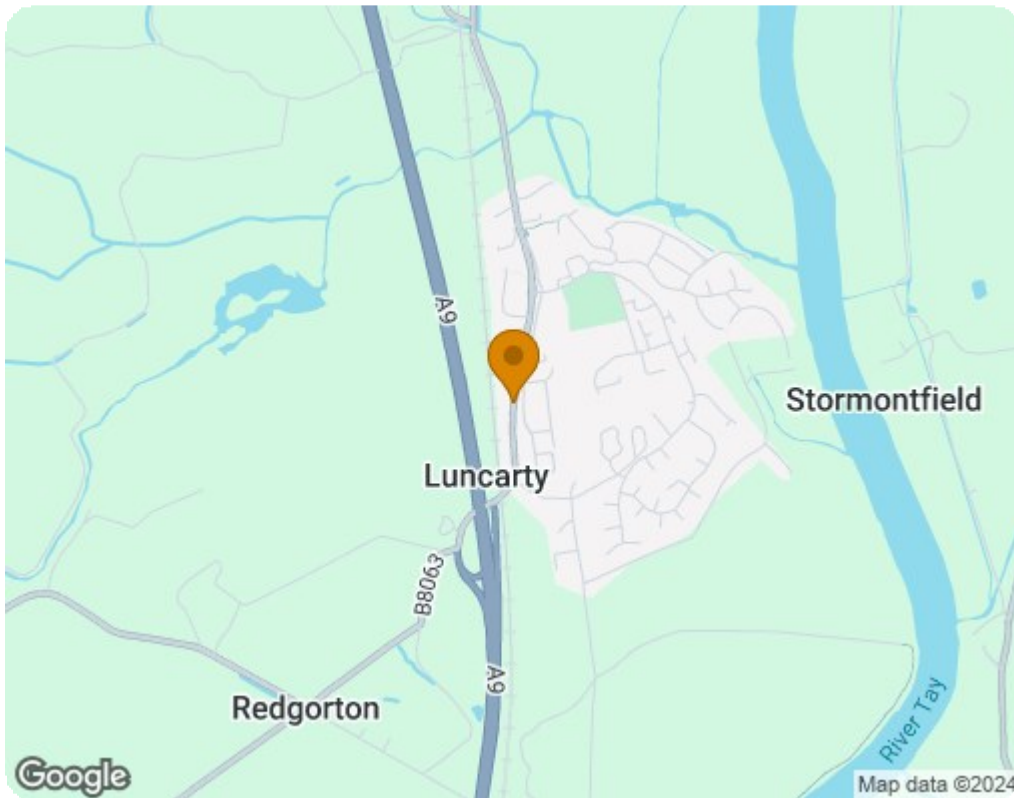
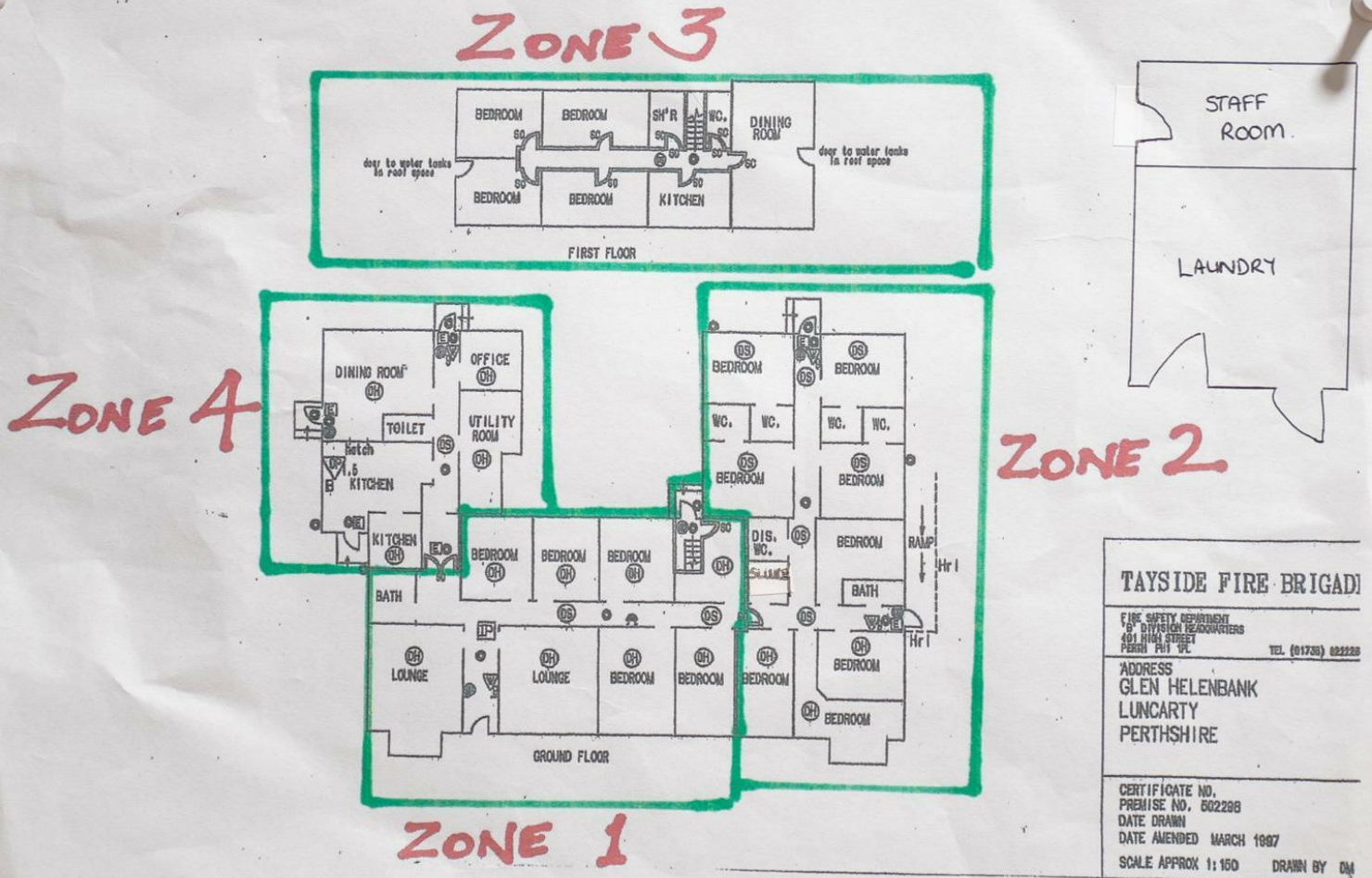
Glenhelen Bank sits upon an impressive plot of land with a sizable front garden and large driveway suitable for multiple vehicles. Viewing is essential to appreciate all that is on offer here at Glenhelen Bank with special note to a sought after village location with picturesque views.





- Sizable Detached House
- Highly Sought After Village Location
- Excellent Investment Opportunity
- Previously A Retirement Home
- Impressive Plot Of Land & Picturesque Views
- Potential To Split Into Two Houses - Subject To Planning Permission
- Fantastic Potential To Be A Grand Family Home
- Large Private Driveway





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