

Simple Approach



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

Offers over £325,000

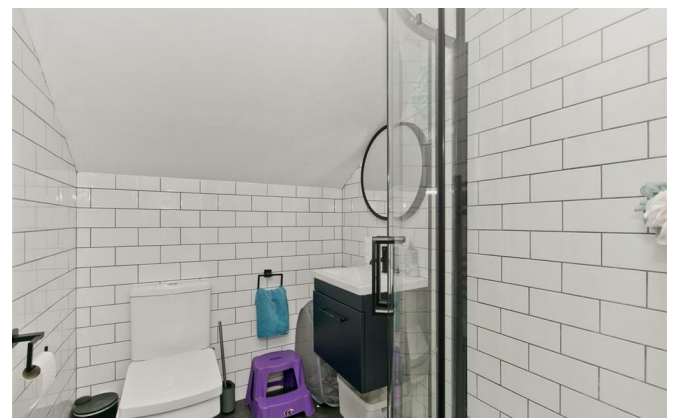
Simple Approach are delighted to welcome this fantastic opportunity to purchase a well presented property set within one of Perth's most sought after locations. Situated within the charming village of Luncarty, this property previously served as a retirement home however has great potential to be made 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.

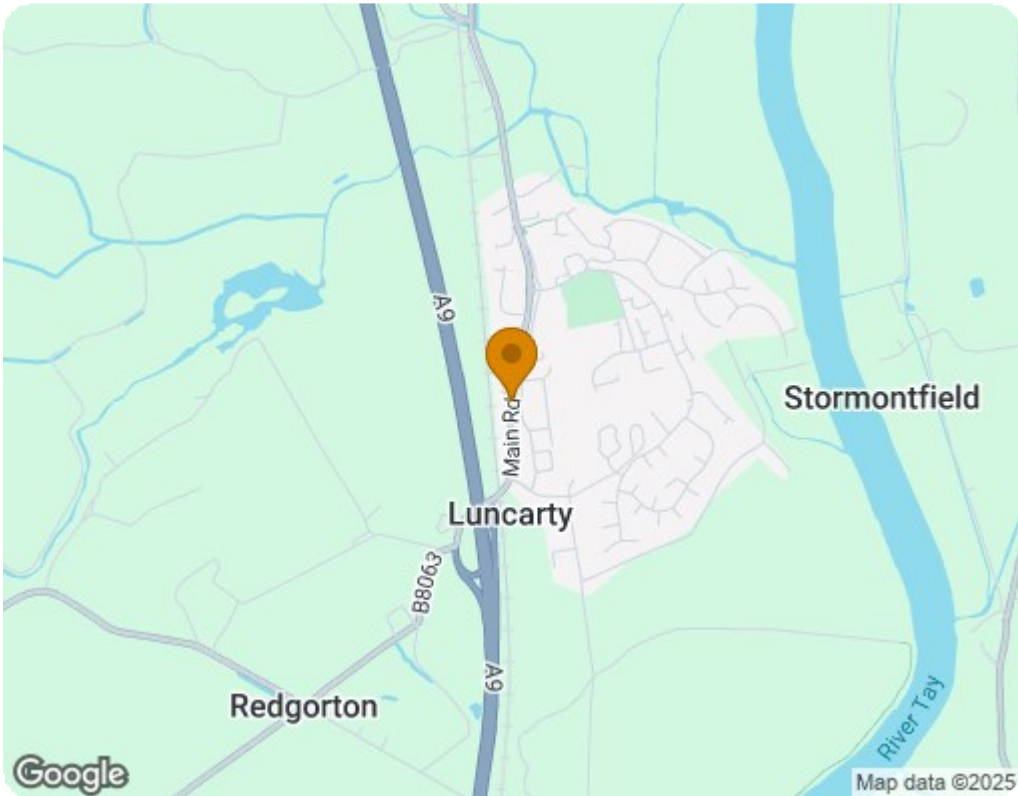
Glenhelen Bank sits upon an impressive plot of land with a sizable front garden and large driveway suitable for multiple vehicles. Viewing is essential to appreciate all that is on offer here at Glenhelen Bank with special note to a sought after village location with picturesque views.





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





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		
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Scotland		EU Directive 2002/91/EC