

Simple Approach



Estate Agents



**25 Glover Street, Perth
PH2 0JP**

Offers over £112,950

Nestled in a sought-after residential area, this first floor flat on Glover Street, Perth, offers a perfect blend of space and versatility. Boasting two generous bedrooms and an additional box room—ideal as a home office, nursery, or storage space—the property is designed for comfortable living. The property further enjoys a bright lounge, sizeable kitchen with space for dining and a bathroom. Practical attributes include gas central heating, double glazing and a private driveway and electric charging point. Situated close to local amenities, transport links, and the city center, this property is perfect for professionals, couples, or small families looking for a stylish and practical home in a prime location. Viewing is essential to appreciate all that is on offer here at Glover Street, Perth.

Lounge

17'10" x 12'4" (5.45 x 3.78)

Kitchen

10'9" x 10'10" (3.29 x 3.32)

Bedroom One

12'4" x 10'10" (3.77 x 3.31)

Bedroom Two

10'10" x 10'9" (3.31 x 3.30)

Bedroom Three

8'7" x 4'3" (2.64 x 1.30)

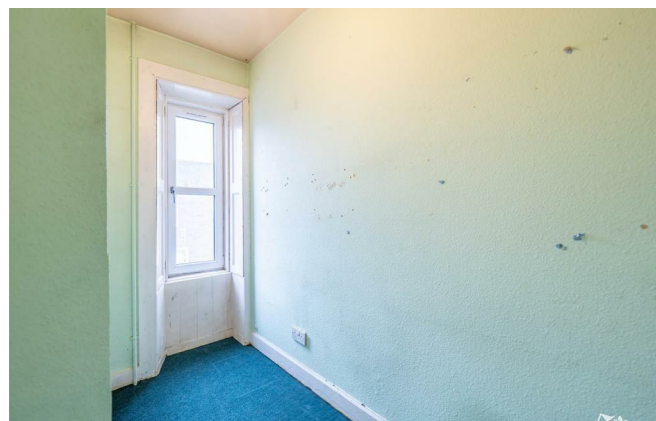
Bathroom

7'1" x 6'6" (2.16 x 1.99)





- First Floor Flat
- Two Generous Bedrooms & Additional Box Room
- Gas Central Heating & Double Glazing
- Highly Sought After Residential Location
- Driveway - Providing Off Road Parking
- Private Rear Garden
- Close To All Local Amenities and Transport Links



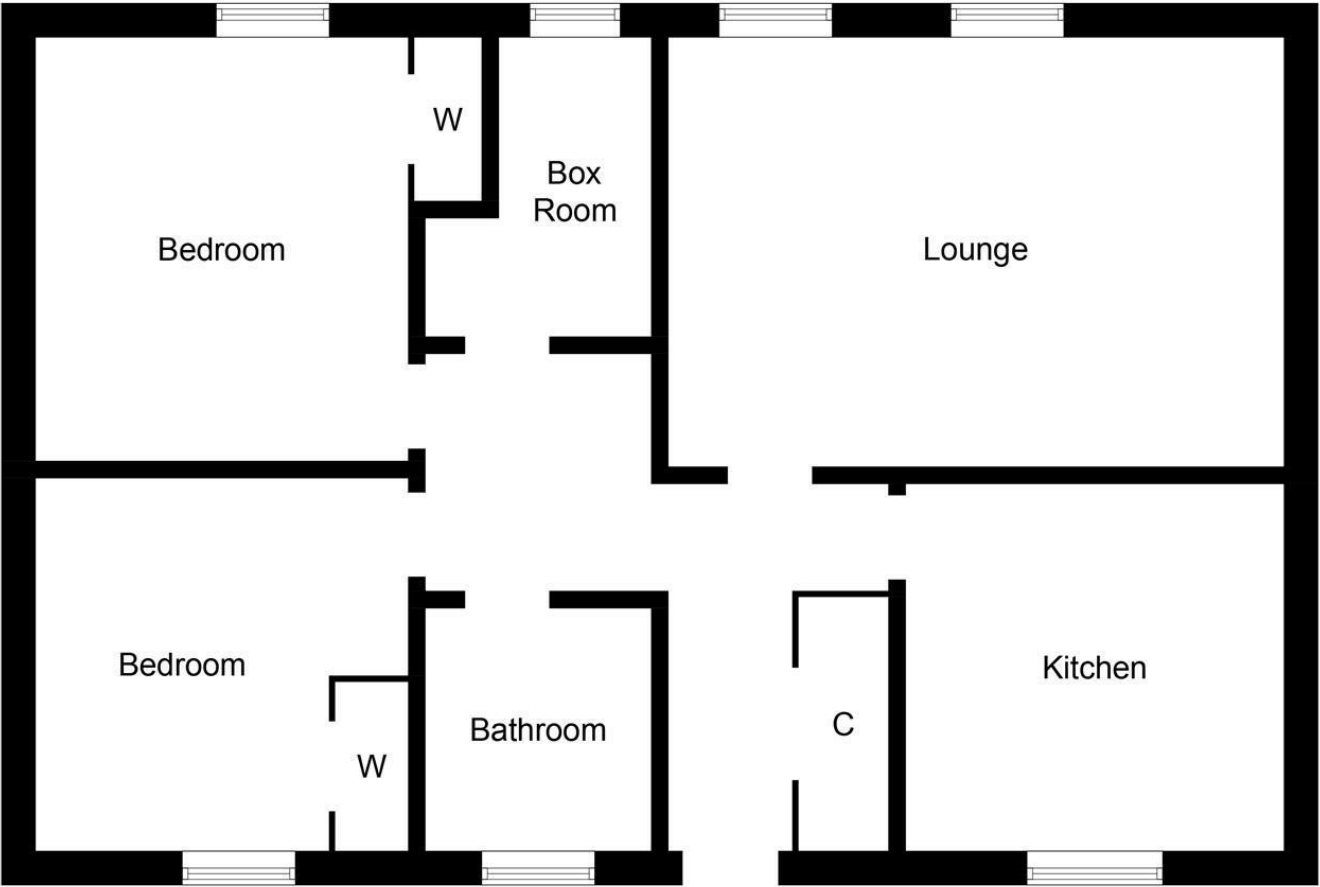
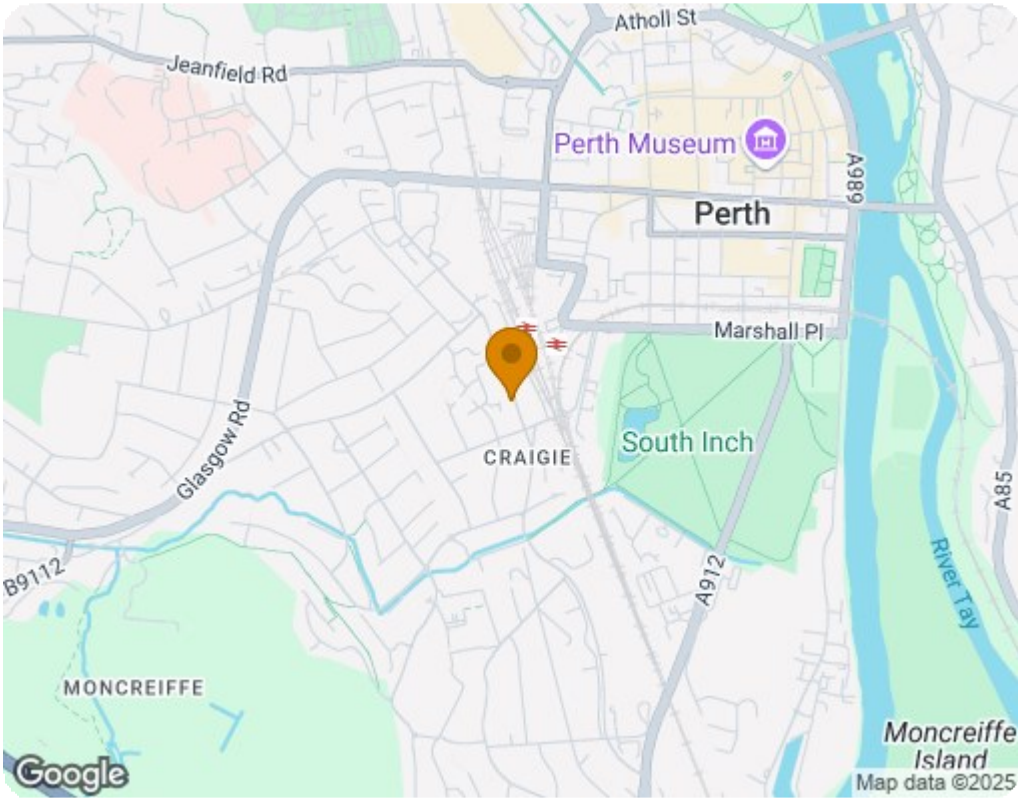


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1172695)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C	66	
(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		77
(81-91) B		
(69-80) C	61	
(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		