

Simple Approach



Estate Agents



**35 Glenearn Road, Perth
PH2 0NW**

Offers over £174,950

This beautifully bright and spacious four-bedroom, semi detached home on Glenearn Road, Perth, offers an ideal setting for family living in a sought-after residential area. The property features generous room sizes throughout, with large windows that flood the interior with natural light, creating a warm and inviting atmosphere. A standout feature is the lovely private garden, perfect for outdoor relaxation or entertaining, complemented by a private driveway providing convenient off-street parking. The home benefits from electric heating and double glazing, ensuring year-round comfort and energy efficiency. With its flexible layout, excellent outdoor space, and desirable location, this property presents a fantastic opportunity for families or anyone seeking a well-rounded, move-in-ready home in Perth. Viewing is essential to appreciate all that is on offer here at Glenearn Road, Perth.

Lounge

15'3" x 12'2" (4.66 x 3.71)

Kitchen

13'0" x 8'4" (3.98 x 2.55)

Kitchen Hallway / Cupboard

8'7" x 2'11" (2.63 x 0.89)

Dining Room / Bedroom Four

10'6" x 9'11" (3.22 x 3.04)

Bedroom One

12'0" x 13'0" (3.66 x 3.98)

Bedroom Two

11'10" x 11'2" (3.62 x 3.41)

Bedroom Three

11'11" x 9'11" (3.65 x 3.03)

Shower Room

7'10" x 4'11" (2.39 x 1.52)



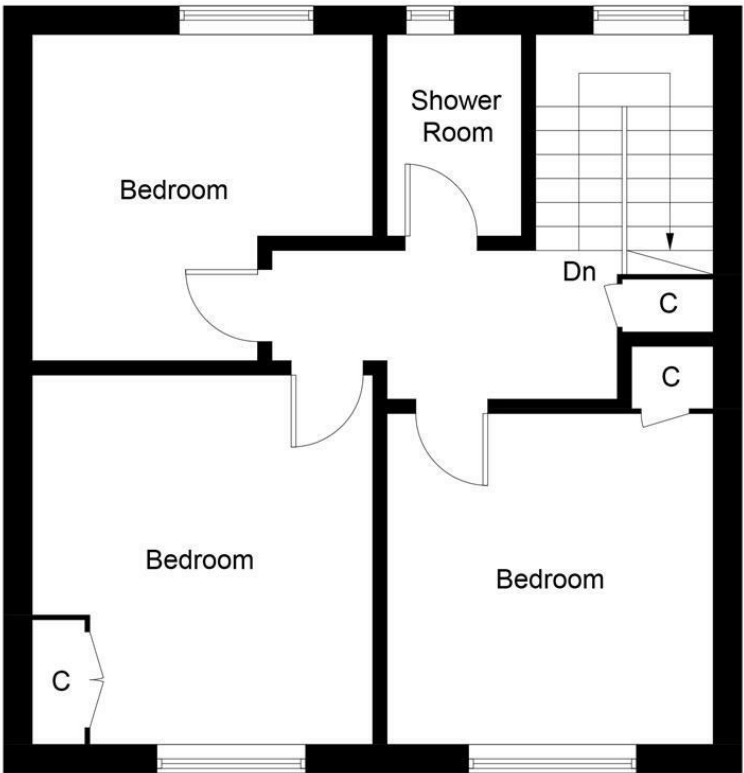


- Semi Detached House
- Electric Heating & Double Glazing
- Ideal For First Time Buyers Or Families
- Four Well-Sized Bedrooms
- Private Driveway
- Highly Sought After Location
- Private Rear Garden



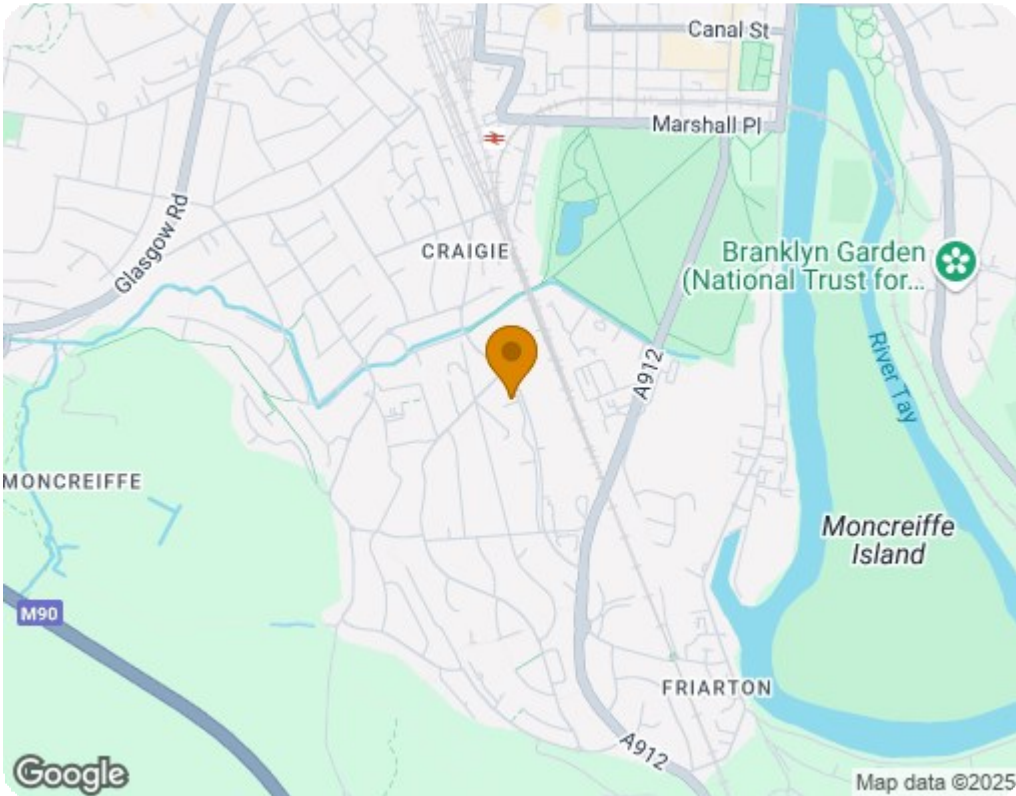


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1202605)



| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| <div>Scotland</div> <div>EU Directive 2002/91/EC</div> <div></div> | | |

| Environmental Impact (CO ₂) Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 71 |
| (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 | | |
| <div>Scotland</div> <div>EU Directive 2002/91/EC</div> <div></div> | | |