

Simple Approach



**118 Glengarry Road, Perth
PH2 0AN**

Offers over £162,950

This semi-detached house on Glengarry Road, Perth, presents a rare chance to secure a spacious home in a sought-after residential area, with the scope to modernise and add value. The interior layout includes a bright and inviting lounge with ample natural light, a generously sized kitchen offering plenty of workspace and storage potential, three well-proportioned bedrooms that can accommodate a range of furniture configurations, and a functional shower room. While the property is in need of updating, it already benefits from modern essentials such as gas central heating and double glazing, providing a solid foundation for refurbishment. Outside, a private driveway offers convenient off-street parking, and the surrounding garden space to the front and rear provides fantastic outdoor space. Ideally located close to local amenities, schools, and transport links, this property offers an excellent opportunity for first-time buyers, families, or investors to create a stylish and comfortable home tailored to their own tastes and requirements.

Lounge

13'7" x 13'4" (4.15 x 4.08)

Kitchen

9'10" x 13'5" (3.01 x 4.09)

Shower Room

6'1" x 5'10" (1.86 x 1.80)

Bedroom One

13'3" x 9'1" (4.06 x 2.77)

Bedroom Two (With build-in Wardrobe)

12'0" x 8'10" (3.67 x 2.71)

Bedroom Three

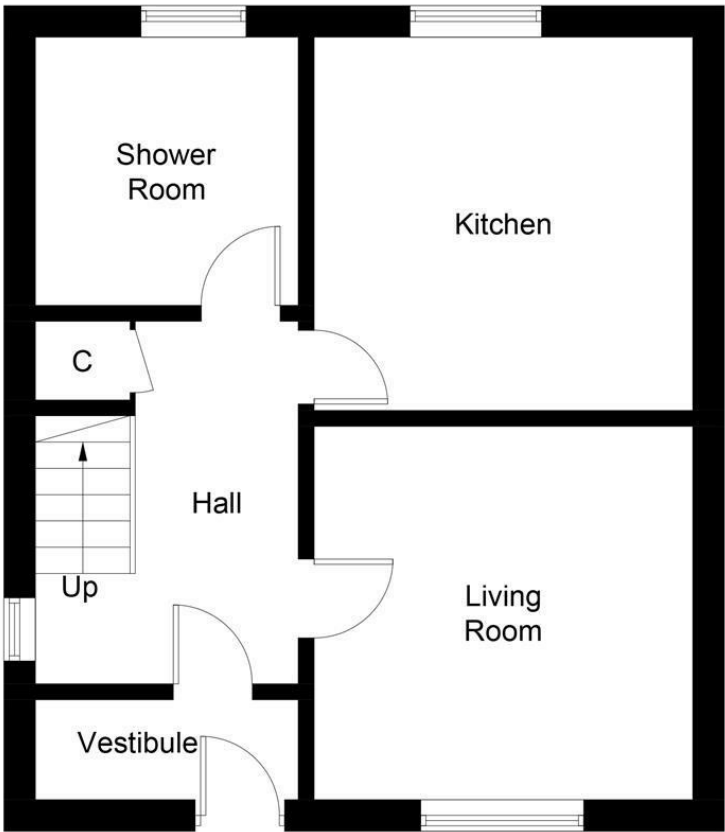
10'11" x 10'0" (3.34 x 3.05)



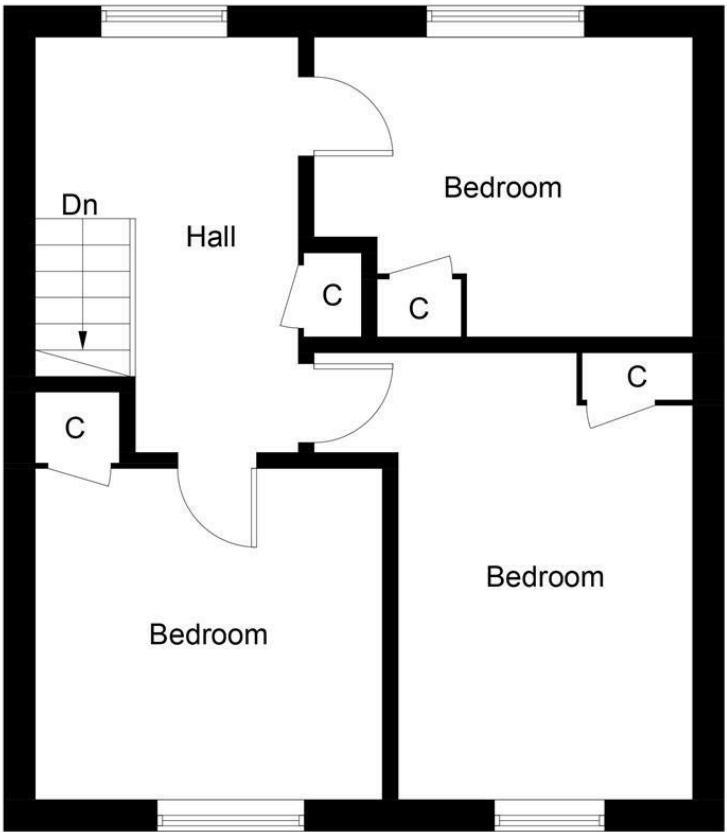


- Semi Detached House
- Gas Central Heating
- Ideal For First Time Buyers & Families
- Three Bedrooms
- Double Glazing Throughout
- Private Driveway
- Sought After Location
- Bright & Spacious Lounge



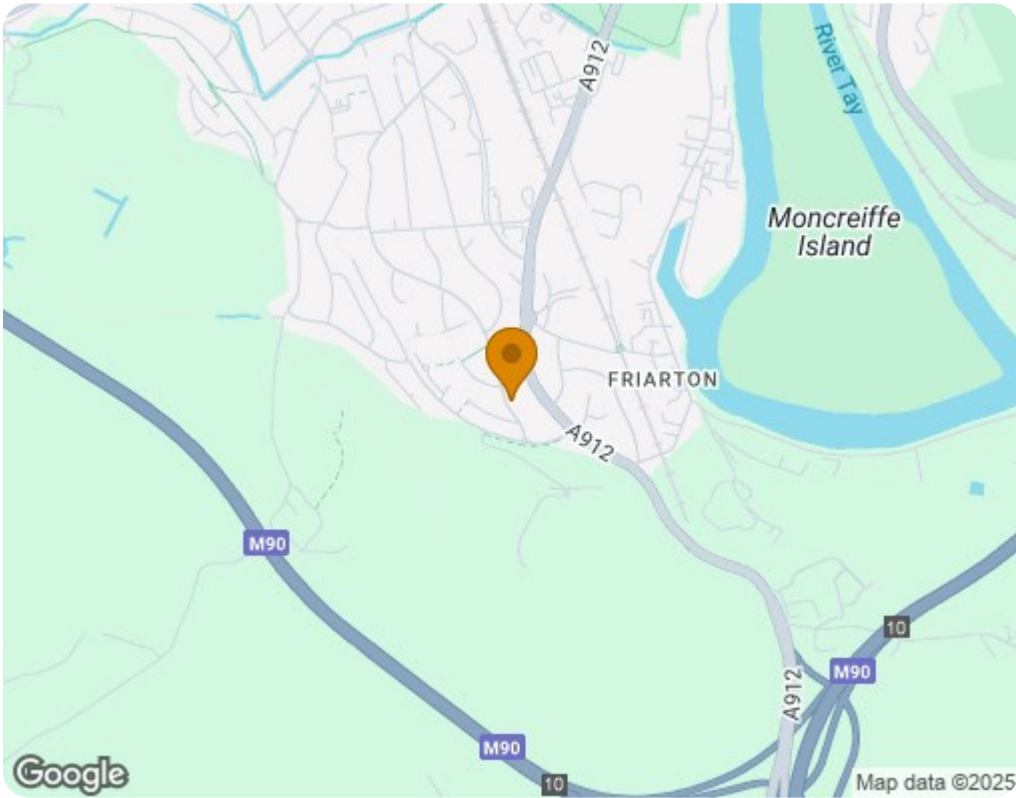


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1231265)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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	79	82
(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		