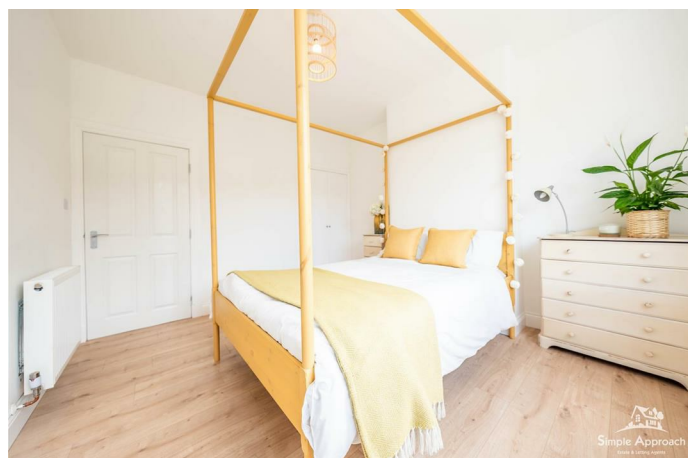


Simple Approach



Estate Agents



94A Glengarry Road, Perth
PH2 0AB

Offers over £117,950

This beautifully presented two-bedroom flat is located in a sought-after residential area of Perth, offering a stylish and comfortable living environment ideal for first-time buyers, downsizers or investors. The property is immaculately maintained and showcases a thoughtful blend of modern design and practical features. The accommodation comprises a bright and spacious lounge, filled with natural light from large window creating a warm and welcoming atmosphere.

The contemporary kitchen is both functional and fashionable, featuring sleek cabinetry, quality worktops, and integrated appliances. There are two well-proportioned double bedrooms, each offering ample space for furniture and storage. The modern bathroom is finished to a high standard, complete with a fresh, neutral décor, quality fittings, and a full suite including a shower over bath.

Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, there is ample on-street parking, adding to the convenience of this attractive home. Situated close to local amenities, public transport links, and green spaces, this property offers both style and substance in a well-connected Perth location.

Lounge

12'6" x 13'9" (3.82 x 4.20)

Kitchen

10'4" x 10'0" (3.17 x 3.06)

Bedroom One

11'1" x 12'7" (3.38 x 3.84)

Bedroom Two

10'10" x 10'4" (3.31 x 3.17)

Bathroom

7'10" x 5'6" (2.41 x 1.70)





- Recently Renovated Immaculate Move In Condition Apartment
- Modern Bathroom
- Highly Sought After Location
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Private Garden Shed and Two Communal Close Storage Cupboards
- Sizeable Stylish Kitchen
- Ample On Street Parking Along With One Private Parking Space At The Rear Of The Property



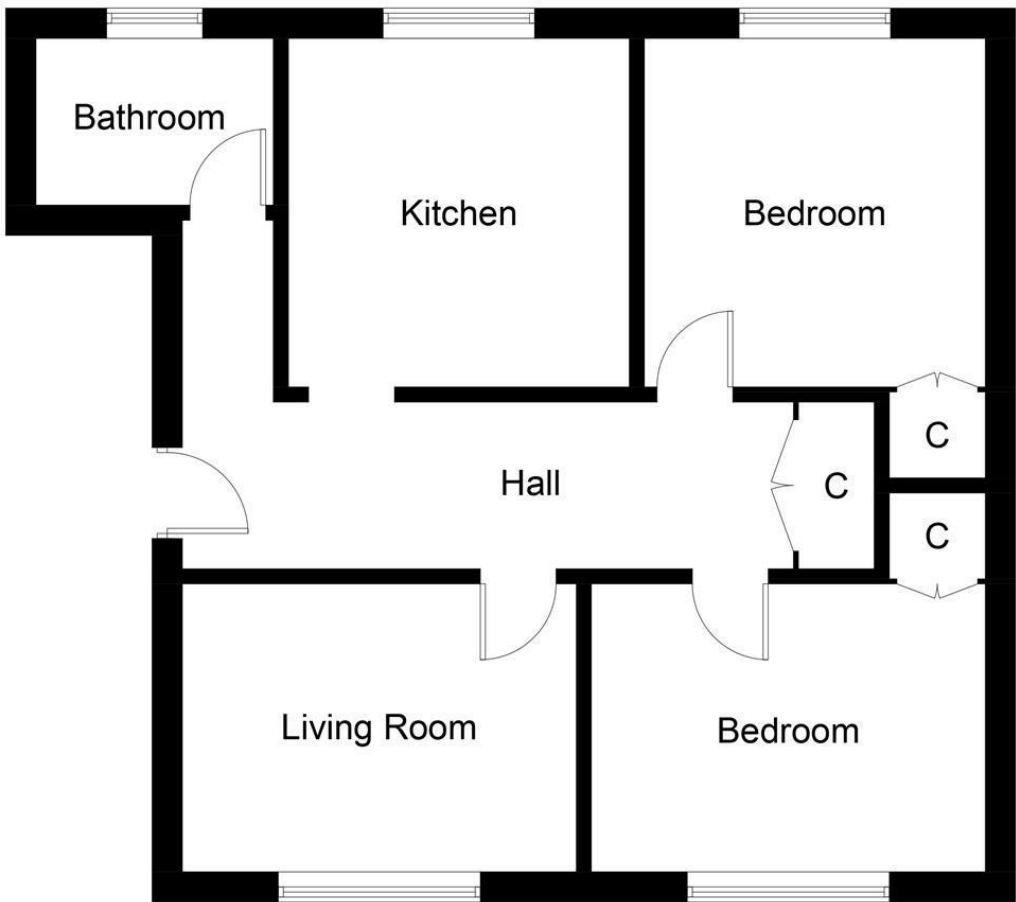
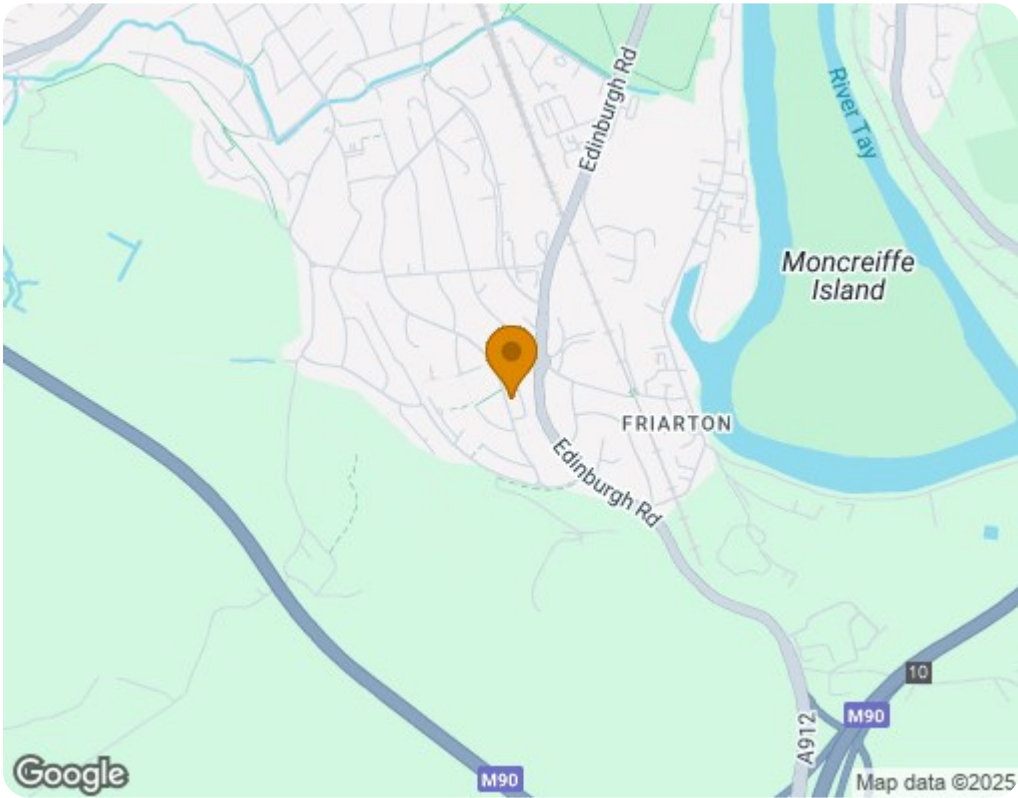


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1216128)



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 72 |
| (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 | 72 | 72 |
| (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 | | |