



1A Glenalmond Terrace, Perth, PH2 0AU
Offers over £265,000



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- Three double bedrooms
- Spacious lounge/dining room
- Downstairs WC
- Private enclosed rear garden
- Private driveway
- Principal en-suite shower room
- Modern dining kitchen
- Contemporary family bathroom
- Detached garage
- Move-in condition

Beautifully presented throughout and offering generous family accommodation, this spacious three-bedroom semi-detached home is situated in a popular residential area of Perth, close to excellent local amenities and transport links.

The welcoming entrance hall leads to a bright and impressive dual-aspect lounge and dining room, providing a superb space for both relaxing and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the room. The modern dining kitchen is fitted with an excellent range of contemporary units, generous worktop space and ample room for everyday dining, while a convenient downstairs WC completes the ground floor. Upstairs, the property offers three well-proportioned double bedrooms, including a spacious principal bedroom benefiting from its own stylish en-suite shower room. The remaining bedrooms are ideal for children, guests or home working and are served by a modern family bathroom. Externally, the property enjoys private front and rear gardens designed for easy maintenance, with the enclosed rear garden providing a safe and sunny space for outdoor dining or family enjoyment. A private driveway and detached garage offer excellent off-street parking and additional storage. Finished in fresh, neutral décor throughout, this move-in ready home is perfectly suited to growing families, first-time buyers or anyone seeking generous accommodation in a convenient Perth location.

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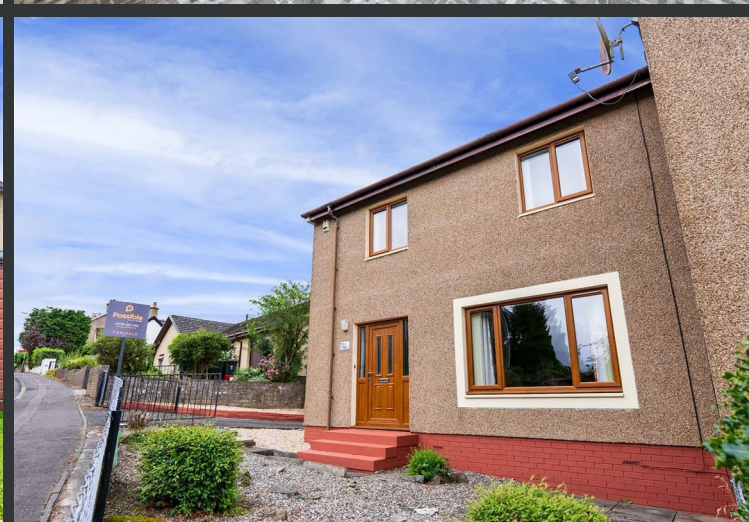
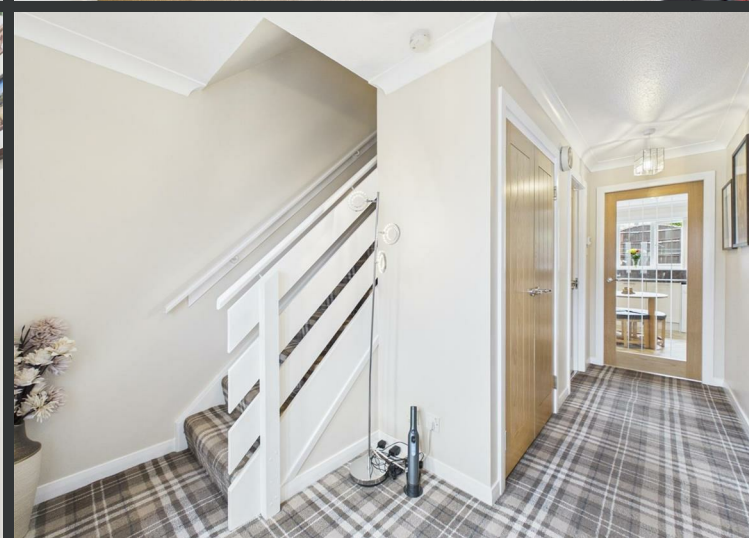




Location

Glenalmond Terrace enjoys a convenient location on the western edge of Perth, offering easy access to the city centre, local shops, supermarkets and a range of everyday amenities. Excellent primary and secondary schooling is available nearby, making it a popular choice for families. The area benefits from regular public transport links and quick access to the A9, ideal for commuting to Dundee, Stirling, Edinburgh, Glasgow and Inverness. Perth itself offers an excellent selection of restaurants, cafés, leisure facilities and cultural attractions, while nearby countryside, walking routes and outdoor pursuits provide the perfect balance between city convenience and rural living.



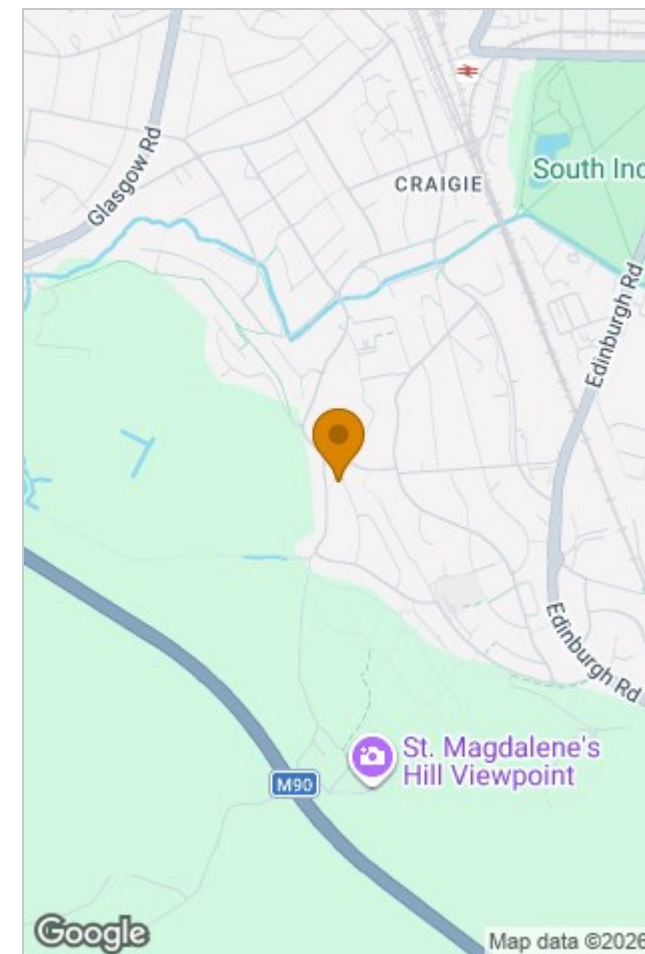


Approximate total area⁽¹⁾1208 ft²112.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The figure consists of two side-by-side horizontal bar charts. The left chart is titled 'Energy Efficiency Rating' and the right chart is titled 'Environmental Impact (CO₂) Rating'. Both charts compare Scotland's performance in 2002/01 against EU Directive 2002/91/EC and other EU member states.

Energy Efficiency Rating:

- Y-axis (Efficiency):**
 - 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
- X-axis (Rating):**
 - Current: 74
 - Potential: 78

Environmental Impact (CO₂) Rating:

- Y-axis (Impact):**
 - Very environmentally friendly - lower CO₂ emissions
 - (92 plus) A
 - (81-91) B
 - (69-80) C
 - (55-68) D
 - (39-54) E
 - (21-38) F
 - (1-20) G
 - Not environmentally friendly - higher CO₂ emissions
- X-axis (Rating):**
 - Current: 75
 - Potential: 76

At the bottom of each chart, the text 'Scotland' is displayed next to the 'EU Directive 2002/91/EC' logo, which includes the European Union flag.