

Simple Approach



**53 Glasgow Road, Perth
PH2 0PE**

Offers over £227,950

This semi-detached property on Glasgow Road, Perth presents an excellent opportunity for buyers seeking a home with strong potential in a highly desirable location. While the property would benefit from a degree of modernisation, it already offers generous proportions and a well-balanced layout, making it ideal for growing families or those looking to create a bespoke living space.

The accommodation comprises a bright and welcoming lounge, enhanced by natural light, providing a comfortable setting for everyday living. A separate dining room offers a dedicated space for family meals and entertaining, while the kitchen, with scope for upgrading, could be transformed into a stylish and functional space.

Upstairs, the property features three well-proportioned bedrooms, each offering flexibility for family living, guest accommodation, or home working. A family bathroom completes the internal accommodation.

Further benefits include gas central heating and double glazing, ensuring a degree of comfort and energy efficiency throughout the year. Externally, the property continues to impress with a private driveway leading to a garage, providing convenient off-street parking and additional storage. To the rear, a private garden offers a pleasant outdoor space with potential for landscaping, relaxation, or entertaining. Situated in a sought-after area of Perth, the property enjoys easy access to local amenities, schooling, and transport links, making it an attractive option for a wide range of buyers.

Overall, this is a fantastic opportunity to acquire a spacious home with great potential in a popular residential location.

Living Room
17'8" x 12'11" (5.39 x 3.95)

Dining Room
13'3" x 10'3" (4.05 x 3.13)

Kitchen
7'7" x 18'1" (2.33 x 5.52)

Storage Cupboard
3'1" x 9'4" (0.94 x 2.87)

Bedroom One
13'4" x 10'2" (4.08 x 3.11)

Bedroom Two
14'1" x 10'3" (4.30 x 3.13)

Bedroom Three
6'7" x 8'10" (2.03 x 2.71)

Landing
17'8" x 6'7" (5.40 x 2.03)

Bathroom
7'6" x 13'8" (2.30 x 4.19)



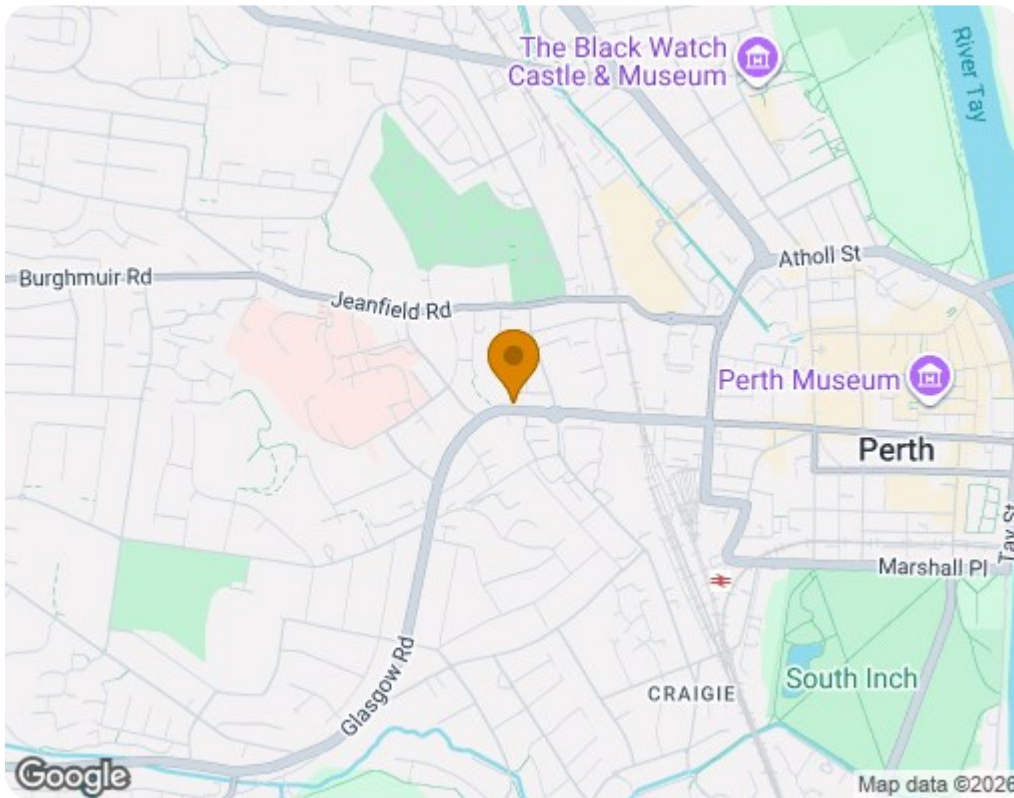


- Semi Detached House
- Gas Central Heating & Double Glazing
- Spacious Accommodation Throughout
- Three Bedrooms
- Private Driveway & Gaerage
- Ideal Family Home
- Highly Sought After Location
- Dining Room
- Think this might be the property for you? Contact our mortgage team to discuss your options!





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290118)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		