



14 Glenogle Crescent, Perth, PH2 0AH
Offers over £205,000





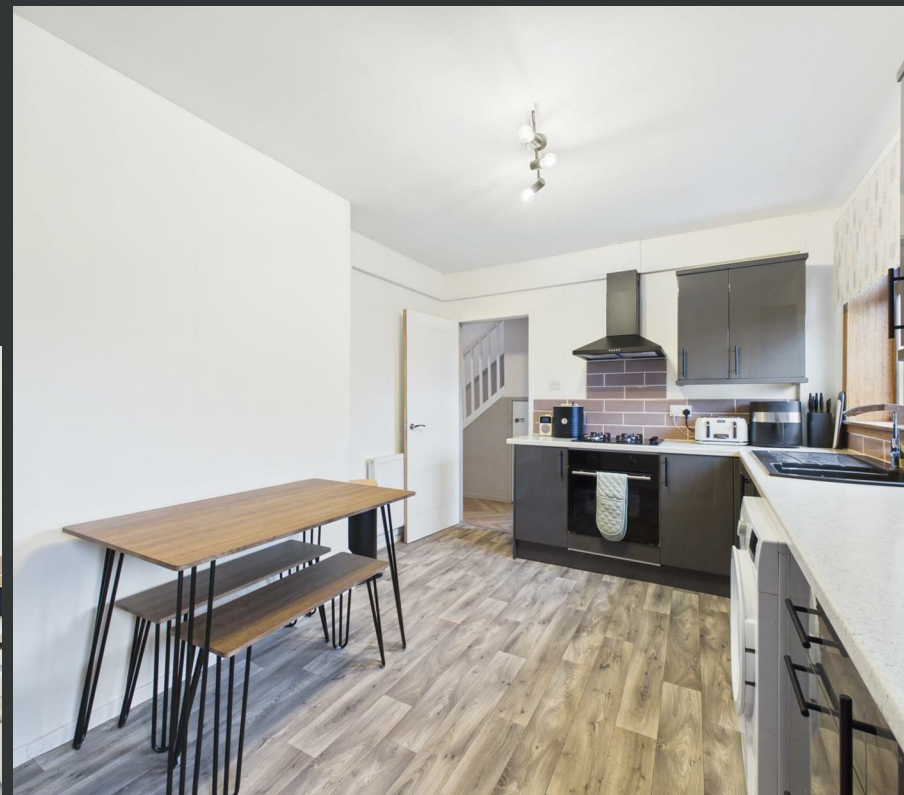
14 Glenogle Crescent Perth, PH2 0AH

- Three bedroom home
- Dining kitchen
- Ground-floor bathroom
- Generous rear garden
- Pleasant elevated outlooks
- Spacious living room
- Gas central heating
- Bright neutral interiors
- Lawn and patio areas
- Quiet cul-de-sac

14 Glenogle Crescent is a bright and well-presented three-bedroom home offering comfortable accommodation, a modern interior and a generous rear garden.

The ground floor is arranged around a spacious living room, finished in soft neutral tones and offering plenty of room for everyday family life. The kitchen is fitted with contemporary dark units, contrasting worktops and provides space for dining, while a ground-floor bathroom provides a useful addition to the layout. Upstairs, there are three bedrooms, giving the property good flexibility for families, guests or anyone looking for dedicated home-working space. The bedrooms are all attractively presented, with the two larger rooms enjoying pleasant elevated outlooks towards the surrounding hills. Outside, the property benefits from a generous rear garden, predominantly laid to lawn with additional paved and gravelled areas creating useful space for outdoor seating and entertaining. With its fresh presentation, three-bedroom layout and particularly appealing garden, this is a well-balanced home that should suit a wide range of buyers looking for a practical property within Perth.

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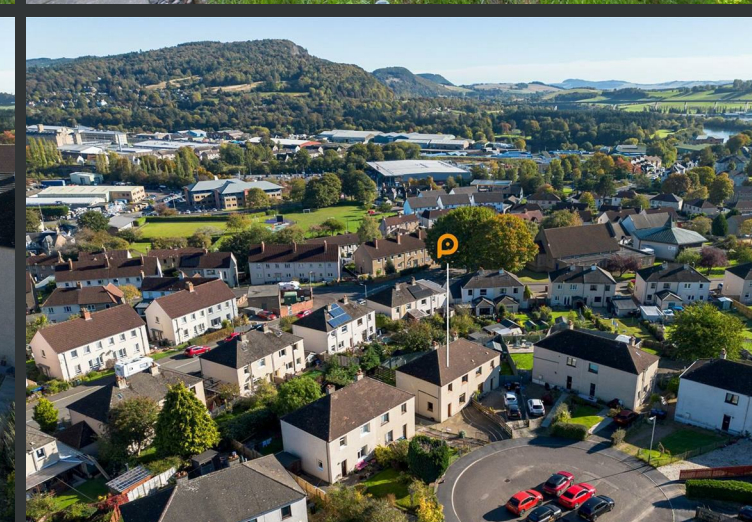
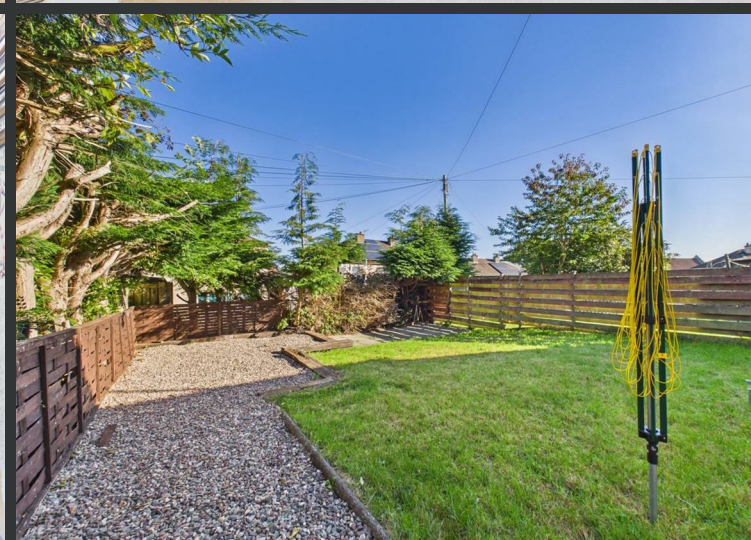
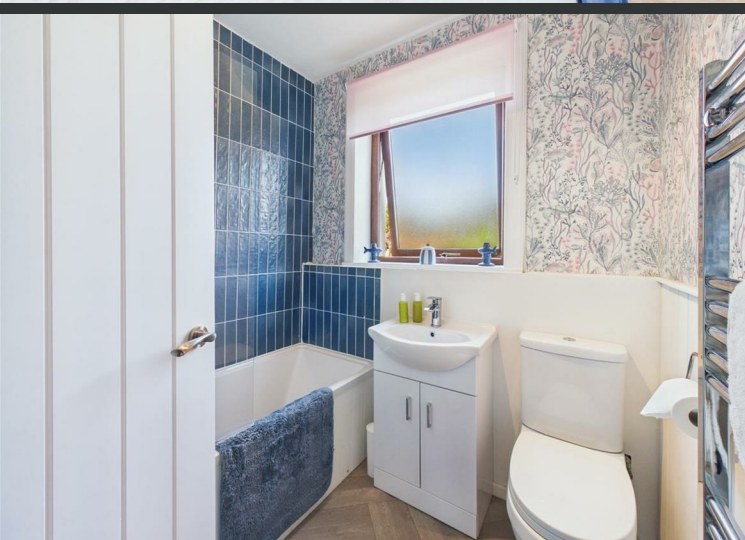




Location

Glenogle Crescent is situated within Perth, providing convenient access to the city's broad range of shops, supermarkets, leisure facilities, restaurants and everyday services. Perth also offers excellent transport connections, with road and rail links making it well placed for travel throughout central Scotland and beyond. The surrounding area provides access to parks, riverside walks and open countryside, while the city centre remains within straightforward reach. Its combination of residential surroundings and easy access to Perth's amenities makes the location well suited to families, professionals and those looking for a practical base within the city.







Approximate total area⁽¹⁾

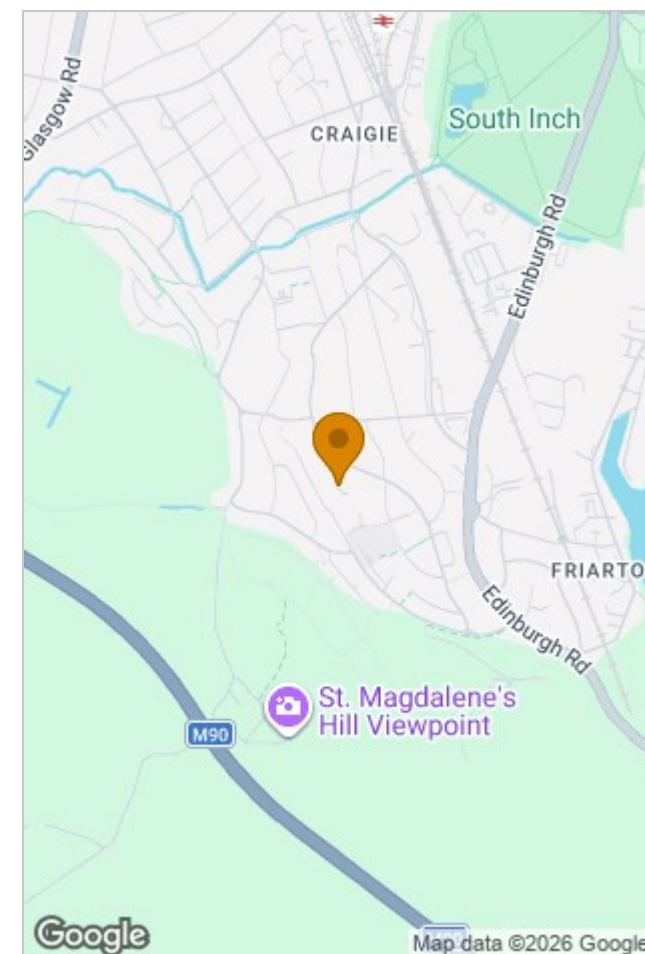
896 ft²

83.2 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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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	73	76
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX
T. 01738 260 035 | hello@wearepossible.co.uk
wearepossible.co.uk

