



**Premier  
Properties**  
Perth



**137 Glasgow Road, Perth, PH2 0LU**  
**Offers Over £570,000**

 5  2  5  D

Externally, the property occupies a generous plot with beautifully maintained garden grounds to both the front and rear. A substantial driveway provides ample off-street parking for several vehicles, while the tiered rear garden is predominantly laid to lawn with an attractive patio area, creating the perfect space for outdoor dining and entertaining during the warmer months. A detached garage provides valuable additional storage.

- 5/6 spacious bedrooms
- Generous and versatile accommodation arranged over three levels
- Located in one of Perth's most sought-after residential locations
- Impressive first-floor formal living room with feature fireplace, beautiful bay window, and stunning views
- Ideal for families
- Convenient transport links
- Generous plot with beautifully maintained front and rear gardens
- Large driveway providing ample off-street parking for several vehicles



**137 GLASGOW ROAD, PERTH, PH2 0LU**

Total: 3257 sq. Ft. 302 m<sup>2</sup>  
 Ground Floor: 1500 sq. Ft. 139 M<sup>2</sup>, 1st Floor: 1238 sq. Ft. 115 M<sup>2</sup>, 2nd Floor: 519 sq. Ft. 48 m<sup>2</sup>  
 Excluded Areas: Walls: 234 sq. Ft. 22 m<sup>2</sup>

All Measurements Are Approximate And For Display Purposes Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		61	74
	EU Directive 2002/91/EC		

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		51	66
	EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.