

Simple Approach



Estate Agents



16 Glamis Place, Perth  
PH2 0HP

Offers over £217,950

Situated in a popular and family-friendly area of Perth, this well-maintained semi-detached house on Glamis Place offers generous living space, stylish finishes, and a practical layout ideal for modern family life. The home opens with a welcoming entrance hallway, setting the tone for the warmth and comfort found throughout. To the front, a bright and inviting lounge, while the rear of the property hosts a modern kitchen complete with contemporary units, and space for dining. Offering excellent flexibility, the property features four bedrooms in total — one conveniently located on the ground floor and three well-proportioned bedrooms upstairs, all tastefully decorated and well suited to family living. A stylish family bathroom completes the upper level, fitted with modern fixtures and a sleek design.

Additional features include gas central heating, double glazing, and tasteful décor throughout, ensuring a comfortable and energy-efficient environment. Externally, the property enjoys a private driveway providing off-street parking, and a fully enclosed rear garden — a perfect outdoor area offering privacy and space for outdoor dining, or gardening. Located within easy reach of local schools, amenities, and transport links, this attractive home offers the ideal balance of space, style, and convenience. Viewing is highly recommended to fully appreciate the quality and versatility on offer.

**Lounge**  
13'6" x 11'7" (4.14 x 3.54)

**Entrance hallway**  
9'1" x 5'11" (2.77 x 1.81)

**Kitchen**  
9'5" x 11'6" (2.88 x 3.53)

**Bedroom (Downstairs)**  
9'10" x 12'1" (3.00 x 3.70)

**Bedroom One (Upstairs)**  
15'5" x 11'6" (4.71 x 3.53)

**Bedroom Two (Upstairs)**  
12'0" x 9'10" (3.68 x 3.00)

**Bedroom Three (Upstairs)**  
9'2" x 9'10" (2.80 x 3.00)

**Bathroom**  
9'5" x 5'0" (2.88 x 1.53)



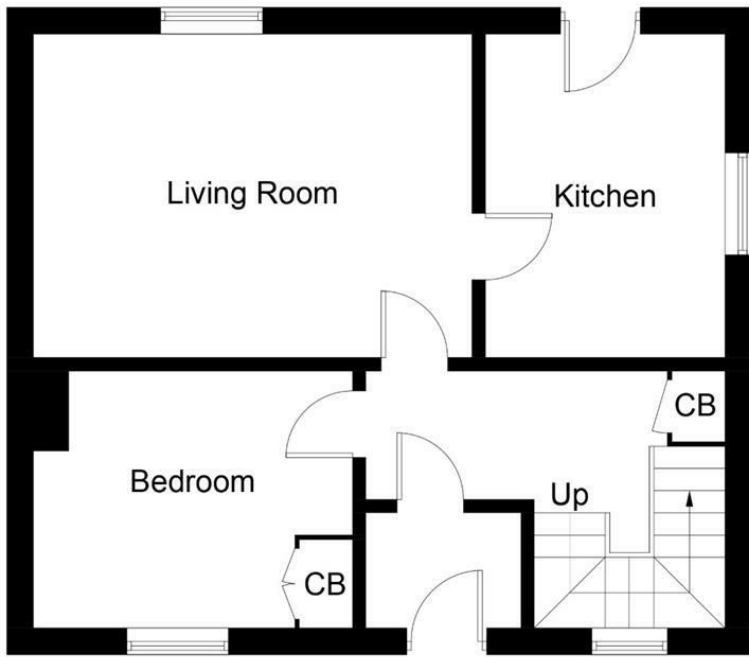


- Semi Detached House
- Modern Kitchen
- Private Rear Garden

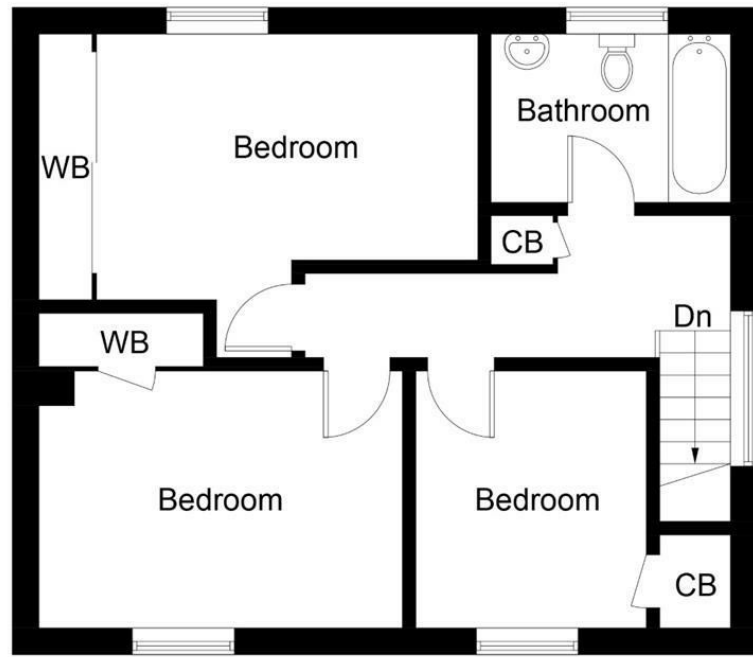
- Four Generous Bedrooms
- Stylish Bathroom
- Gas Central Heating & Double Glazing

- Bright & Spacious Lounge
- Private Driveway
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!



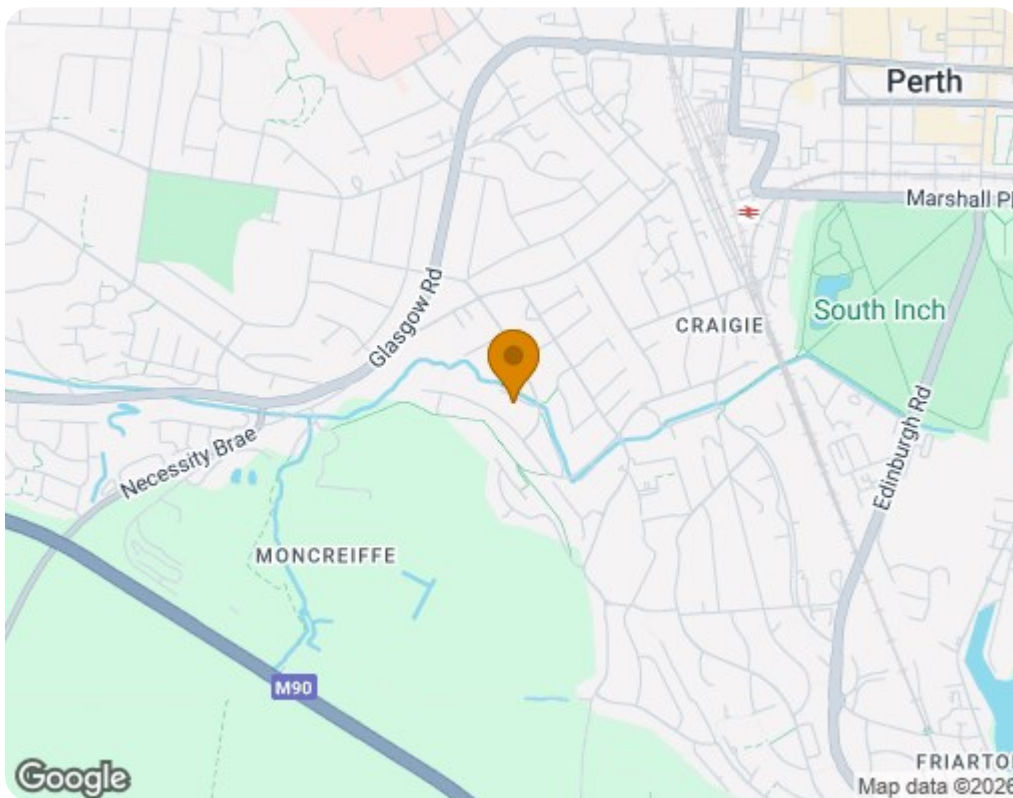


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1225073)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		