

Simple Approach



**108A Glasgow Road, Perth
PH2 0LU**

Offers over £360,000

Simple Approach are delighted to welcome this truly exceptional apartment on Glasgow Road, Perth to the residential sales market. Beautifully presented throughout and finished to an outstanding standard, this unique home has been thoughtfully upgraded and modernised to create stylish, contemporary accommodation that is ready to move straight into. Offering generous living space, elegant décor and a fantastic layout, this is a rare opportunity to acquire a truly special property.

The accommodation begins with a welcoming entrance conservatory, leading into a spacious upper landing that provides access to a bright and sizeable lounge. Large windows allow an abundance of natural light to fill the room while offering picturesque views, creating a wonderful space to relax.

The stunning dining room and kitchen form the heart of the home, connected by a striking archway that creates an open and sociable feel while maintaining defined living spaces. Beautifully finished with a contemporary design, this area is ideal for both everyday living and entertaining.

There are four generous bedrooms, all finished to a high standard. The impressive principal bedroom enjoys direct access to the stylish main bathroom, while bedroom three benefits from its own en-suite shower room, offering added comfort and convenience.

Externally, the property is equally impressive, boasting a beautifully maintained private front & rear garden, a private driveway and a large detached garage. Further benefits include gas central heating and double glazing throughout.

Combining generous accommodation, high-quality modern finishes and a truly unique character, this outstanding home offers a fantastic opportunity for a wide range of buyers. Early viewing is highly recommended to appreciate everything this remarkable property has to offer.

Kitchen
9'11" x 14'3" (3.04 x 4.35)

Dining Room
18'9" x 13'6" (5.74 x 4.12)

Master Bedroom
17'10" x 19'5" (5.46 x 5.92)

Garage
20'6" x 17'0" (6.26 x 5.19)

Entrance Conservatory
9'7" x 7'3" (2.94 x 2.21)

Upstairs Landing
13'10" x 22'4" (4.22 x 6.81)

Double Living Room
17'11" x 11'6" (5.41 x 3.51)
Main Bathroom
10'2" x 10'5" (3.10 x 3.19)

Bedroom Four
12'2" x 9'8" (3.73 x 2.97)

Bedroom Three
9'8" x 15'4" (2.97 x 4.69)

Ensuite Shower Room
4'8" x 5'1" (1.44 x 1.56)

Bedroom Two
16'6" x 10'8" (5.03 x 3.27)





- Finished To An Exceptional Contemporary Standard
- Spacious Lounge With Picturesque Views
- Beautifully Maintained Private Front & Rear Garden
- Bedroom Three With En-Suite Shower Room
- Unique And Rarely Available Upper Floor Apartment
- Stunning Open-Plan Style Kitchen And Dining Room
- Private Driveway & Large Detached Garage
- Four Generous Bedrooms
- Principal Bedroom With Jack-And-Jill Access To The Main Bathroom
- Bright, Spacious And Versatile Accommodation



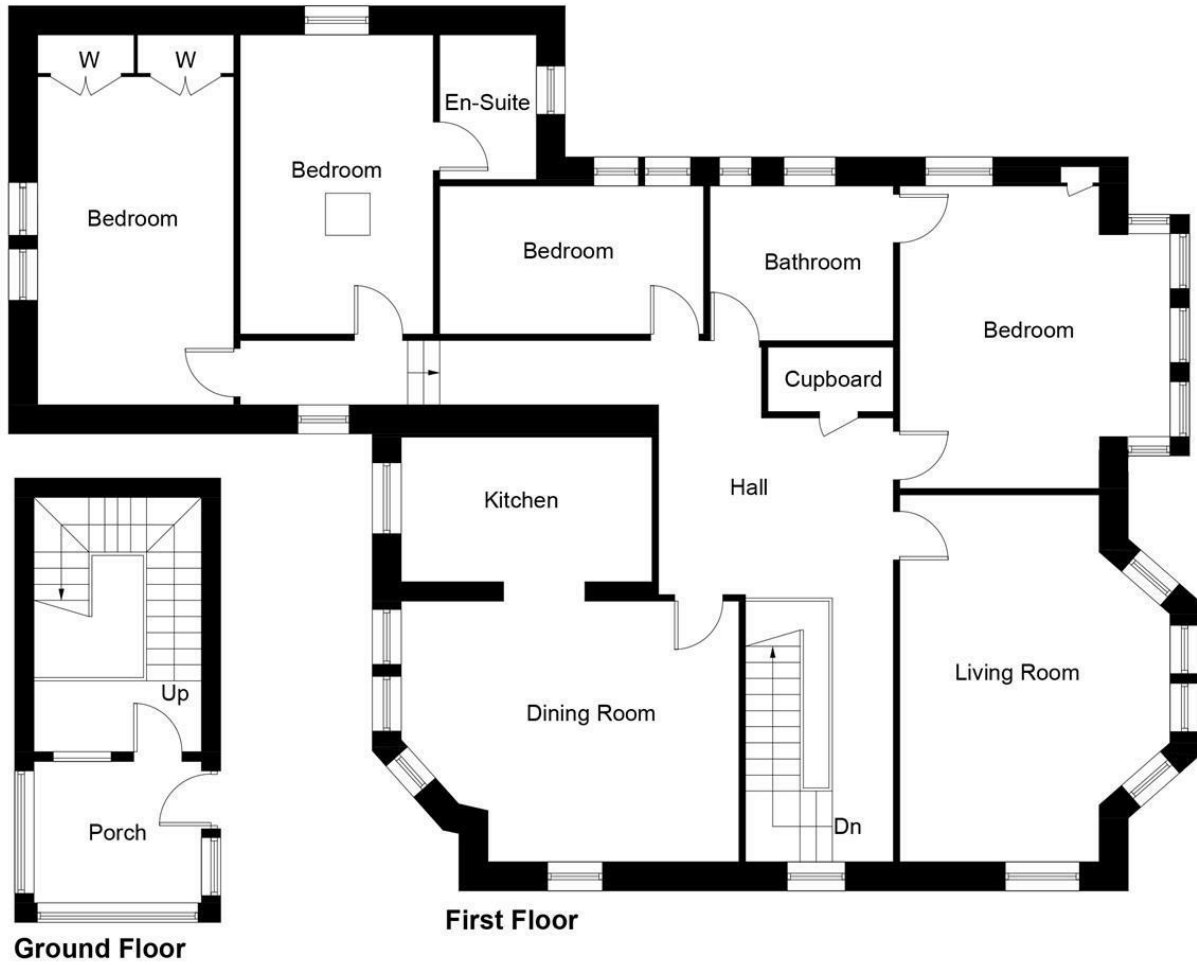
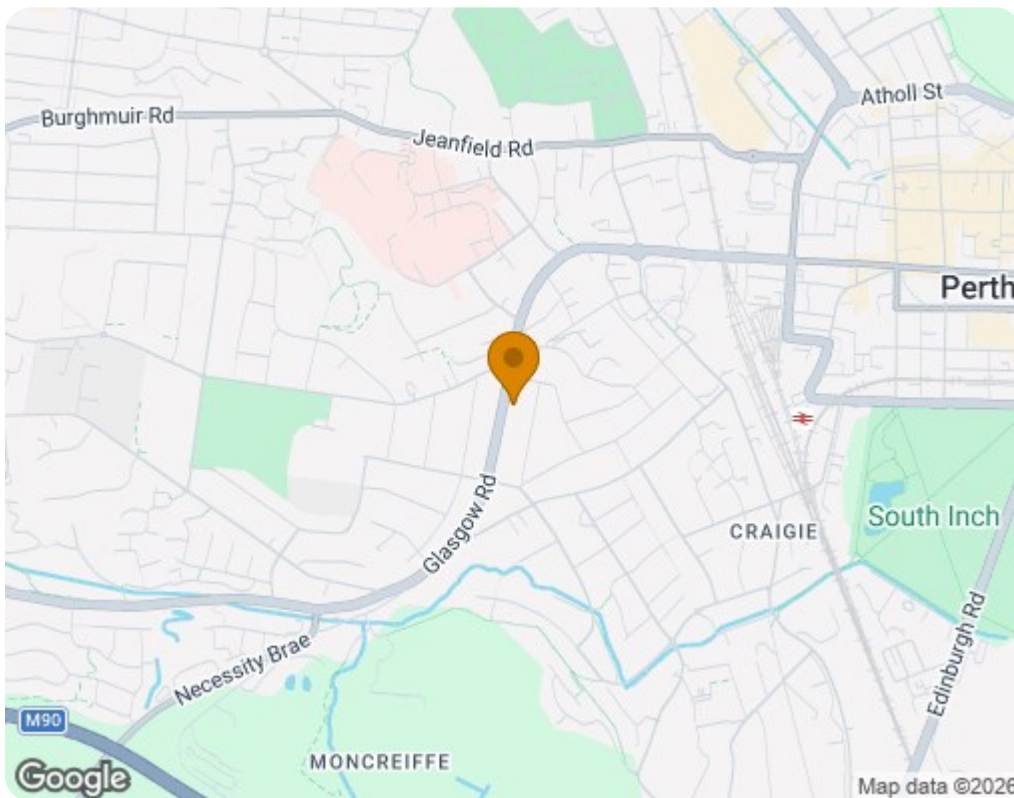


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315867)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(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		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		