



**Premier
Properties**
Perth



43 Glover Street, Perth, PH2 0JP Offers Over £138,000

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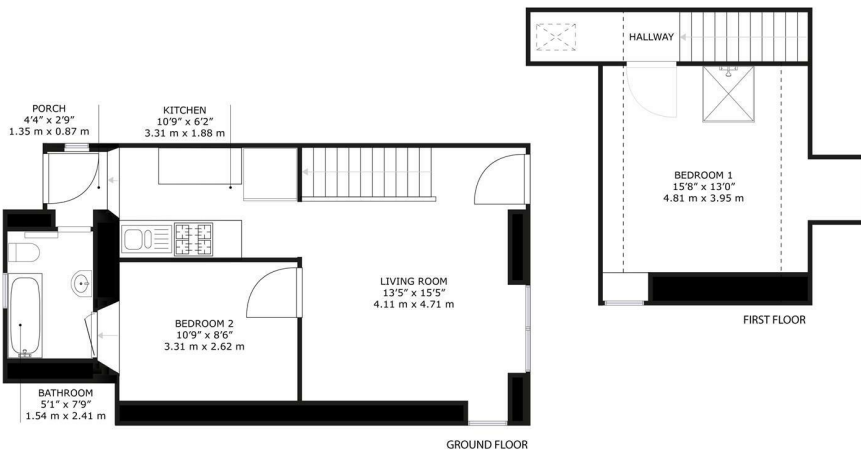
The property is set over two levels and comprises an open-plan living and dining area, kitchen, bathroom, and a well-proportioned ground-floor bedroom. The upper level hosts a further generously sized bedroom.

Externally, the property benefits from off-street parking to the front, along with a shared driveway to the side. The fully enclosed rear garden is mainly laid to lawn and features a patio area—perfect for relaxing and entertaining during the summer months.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

- 2 bedrooms
- Spacious reception room
- Off street parking
- Close to local amenities
- Easy access to transport
- Ideal for small families
- Quiet residential area
- Viewing recommended





43, Glover Street, Perth, PH2 0JP

GROSS INTERNAL AREA
 GROUND FLOOR : 426 sq. ft./39.6 m², FIRST FLOOR : 220 sq. ft./20.4 m²
 TOTAL: 646 sq. ft./60.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		83	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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