

Simple Approach



**197 Glasgow Road, Perth
PH2 0LZ**

Offers over £187,950

This beautifully renovated ground-floor apartment on Glasgow Road, Perth, blends stylish interiors with generous accommodation and excellent outdoor space. Extensively upgraded throughout, the property has been transformed with new flooring, fresh carpets, modern double-glazed windows, a new front door, a replacement boiler, new radiators and a fully refitted contemporary kitchen, creating a bright, modern home that is move in ready.

The front facing lounge is filled with natural light, offering an inviting space for relaxing or entertaining. The sleek new kitchen provides excellent storage and comfortable space for dining, making it a natural social hub. Three well-proportioned bedrooms offer flexibility for families or those needing a dedicated home office. The bathroom is neatly finished and includes a shower over bath setup.

Externally, the property benefits from a private driveway, a private front garden and an additional private rear garden. There is also a shared parking area for added convenience.

Perfectly positioned on the popular Glasgow Road, this is a superb opportunity to secure a stylish, extensively upgraded home in one of Perth's most sought-after areas.

Lounge

12'3" x 13'1" (3.75 x 4.00)

Kitchen

15'1" x 10'4" (4.60 x 3.16)

Bedroom One

9'7" x 9'4" (2.94 x 2.87)

Bedroom Two

8'11" x 11'6" (2.72 x 3.53)

Bedroom Three

5'10" x 10'2" (1.78 x 3.11)

Bathroom

7'5" x 5'5" (2.28 x 1.67)





- Beautifully Presented Ground Floor Apartment
- Bright & Welcoming Lounge
- Spacious Shared Driveway
- New Modern & Stylish Kitchen Installed In 2025
- New Double Glazed Windows & Gas Combi Boiler Installed In 2025
- Highly Sought After Location
- Three Generously Sized Bedrooms
- Stunning Private Garden Grounds
- Private Driveway and Additional Shared Parking Area



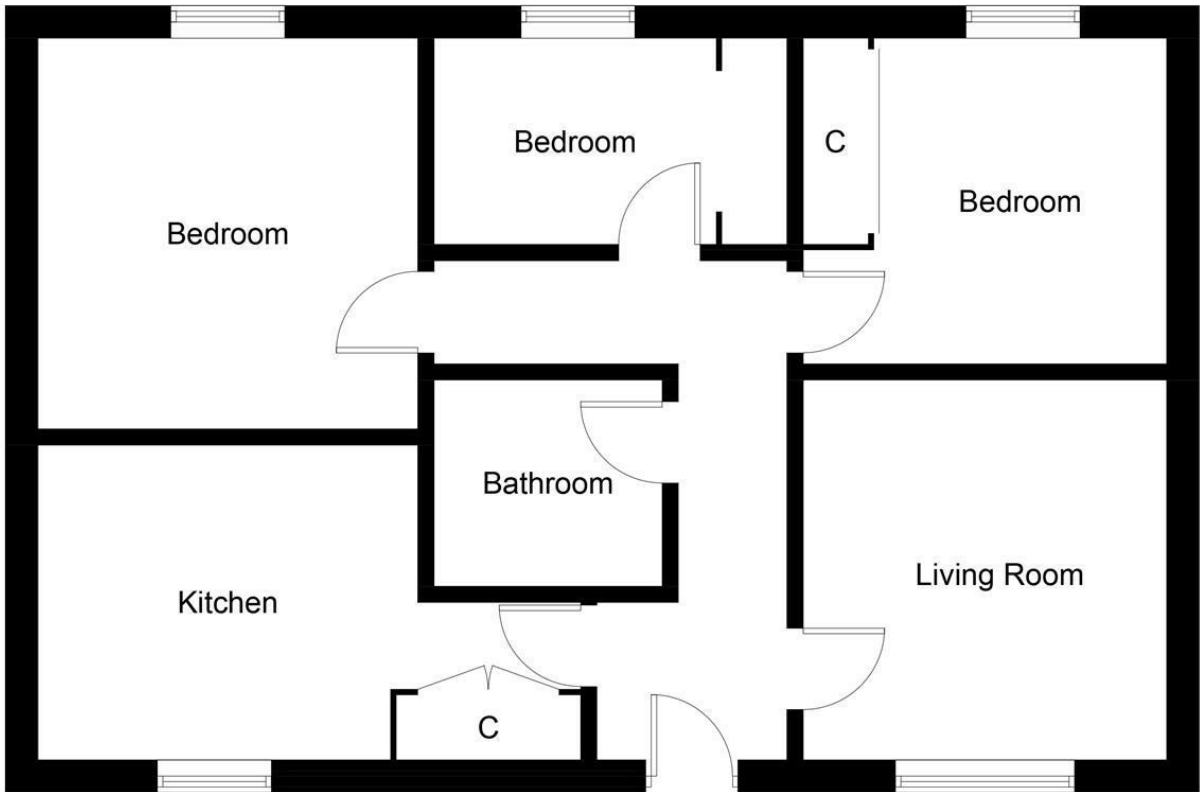
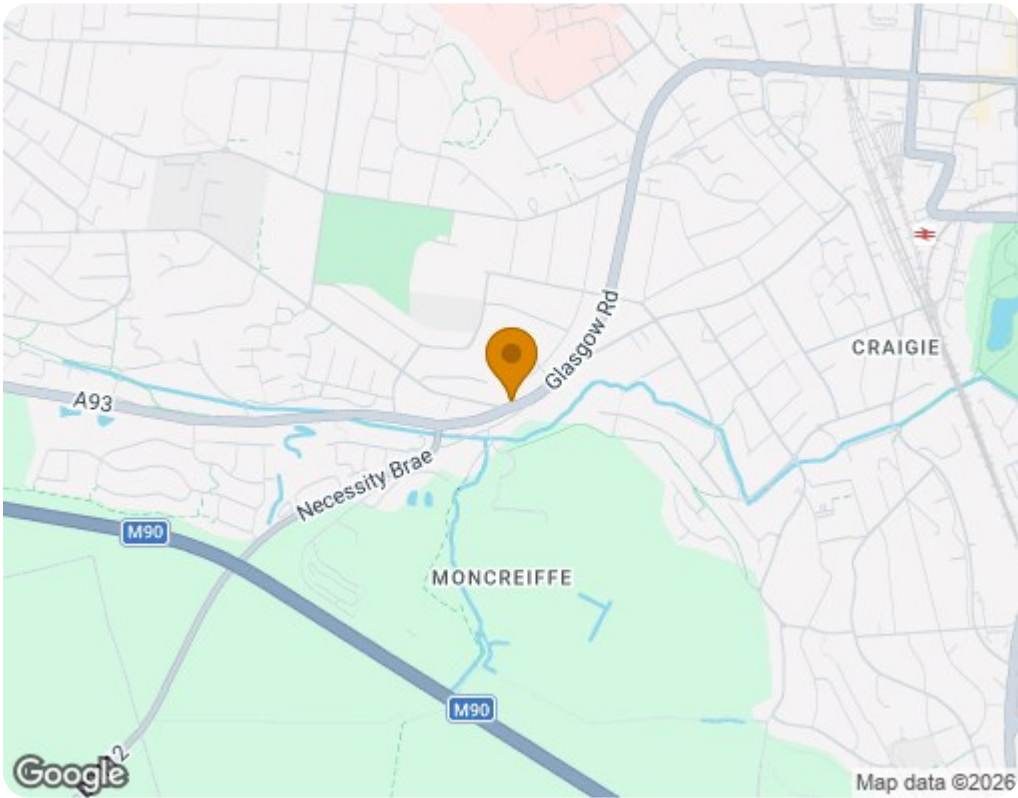


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325960)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(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		
(55-68) D	72	83
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		