

Simple Approach



Estate Agents



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

Offers over £126,950

Situated in the highly sought-after Glasgow Road in the charming city of Perth, this spacious Top-Floor flat presents an excellent opportunity for a variety of buyers, including investors, first-time buyers, and those looking to downsize. The property boasts two generous bedrooms, providing ample space for relaxation and comfort.

The bright reception room welcomes natural light, creating a warm and inviting atmosphere for both entertaining guests and enjoying quiet evenings at home. The flat is equipped with gas central heating, ensuring a cosy environment throughout the year. Convenience is key, as this property is situated close to all local amenities, making daily errands and leisure activities easily accessible. Whether you are seeking a vibrant community or a peaceful retreat, this flat offers the perfect balance.

With its appealing features and prime location, this property is a fantastic choice for anyone looking to make a home in Perth. Do not miss the chance to view this delightful flat and envision the possibilities it holds.

Lounge

13'4" x 12'0" (4.08 x 3.68)

Kitchen

10'2" x 10'3" (3.11 x 3.14)

Bedroom One

9'10" x 12'11" (3.00 x 3.95)

Bedroom Two

12'0" x 13'3" (3.67 x 4.04)

Bathroom

7'6" x 7'3" (2.31 x 2.23)





- Spacious First Floor Apartment
- Gas Central Heating & Double Glazing
- Suitable For A Range Of Buyers Including Investors, First-Time Buyers & Downsizers
- Two Generous Bedrooms
- Close To All Local Amenities
- Think this might be the property for you? Contact our mortgage team to discuss your options!
- Bright & Well-Proportioned Lounge
- Shared Driveway



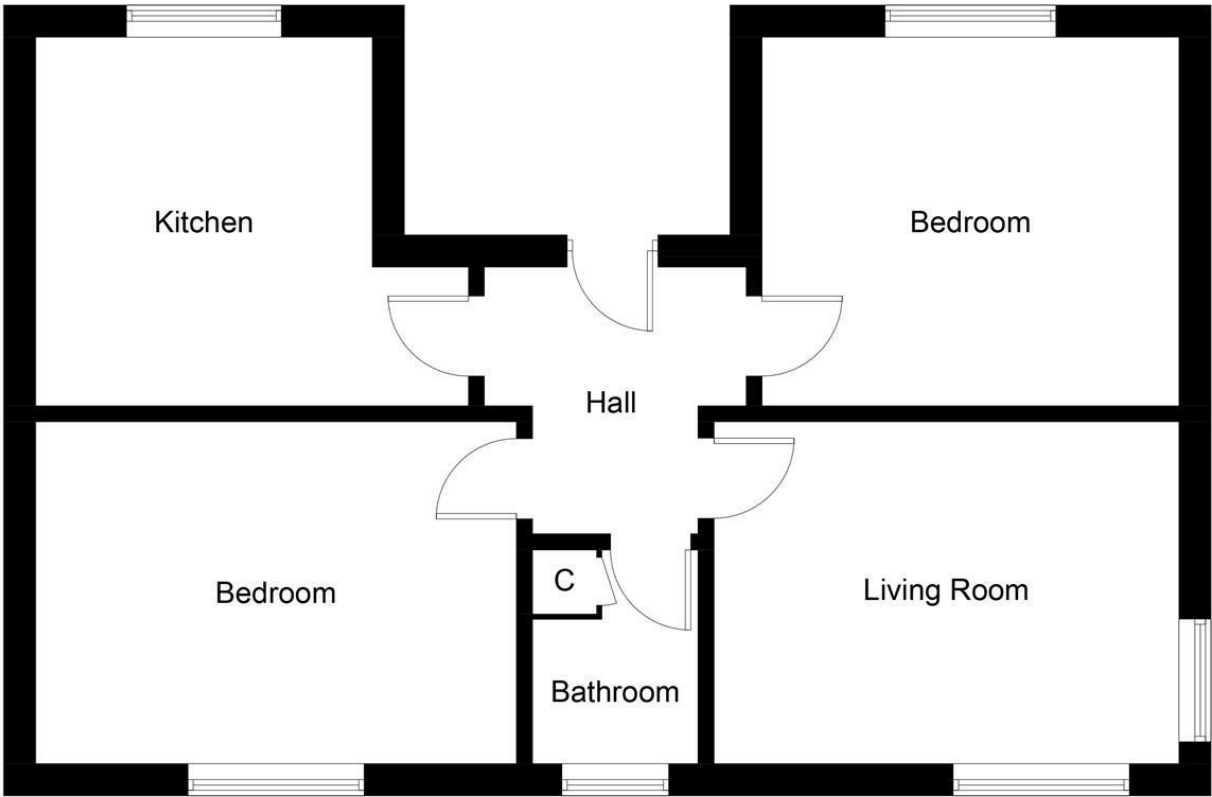
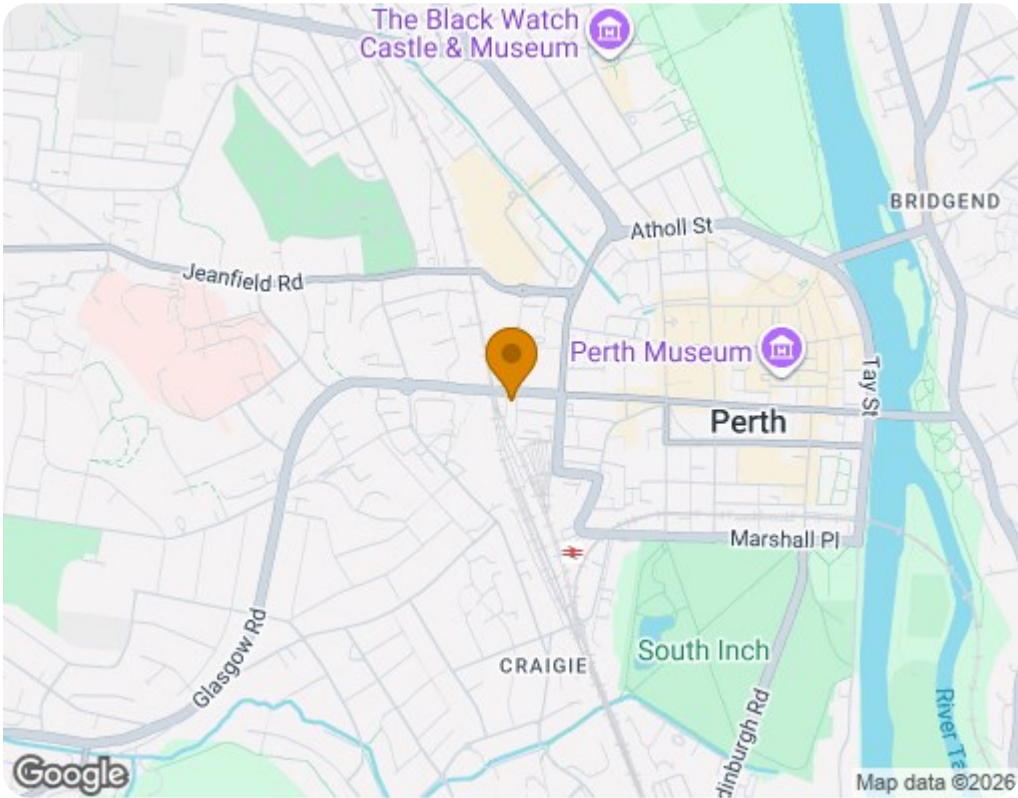


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325881)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(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	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		