

Simple Approach



93 Glover Street, Perth
PH2 0JP

Offers over £129,950

Located in the highly desirable area of Craigie, this charming two-bedroom first floor apartment on Glover Street offers a perfect blend of comfort and convenience. The property boasts a well-appointed reception room, providing a welcoming space for relaxation and entertaining. Both bedrooms are generously sized, ensuring ample room for rest and personal space.

The apartment is in move-in condition, allowing you to settle in without delay. One of the standout features of this property is the immaculate shared south-facing back garden, which includes an outhouse, perfect for additional storage or a creative workspace. This outdoor space is ideal for enjoying sunny days or hosting gatherings with friends and family.

Location is key and this apartment does not disappoint. It is conveniently situated close to the city centre making it easy to access a variety of shops, restaurants, and amenities. For those who rely on public transport, both the train and bus stations are just a short stroll away. Additionally, the popular South Inch Park and the picturesque River Tay are only a ten-minute walk from your doorstep, offering beautiful scenery and recreational opportunities.

lounge
16'10" x 14'4" (5.15 x 4.39)
This property is an excellent choice for first-time buyers, young professionals or anyone seeking a peaceful yet accessible living environment. With its prime location and delightful features, this apartment is sure to attract interest. Don't miss the opportunity to make this lovely home your own.

Kitchen
11'7" x 11'7" (3.54 x 3.55)

Master Bedroom
14'2" x 11'0" (4.33 x 3.37)

Bedroom Two
9'6" x 12'11" (2.90 x 3.95)

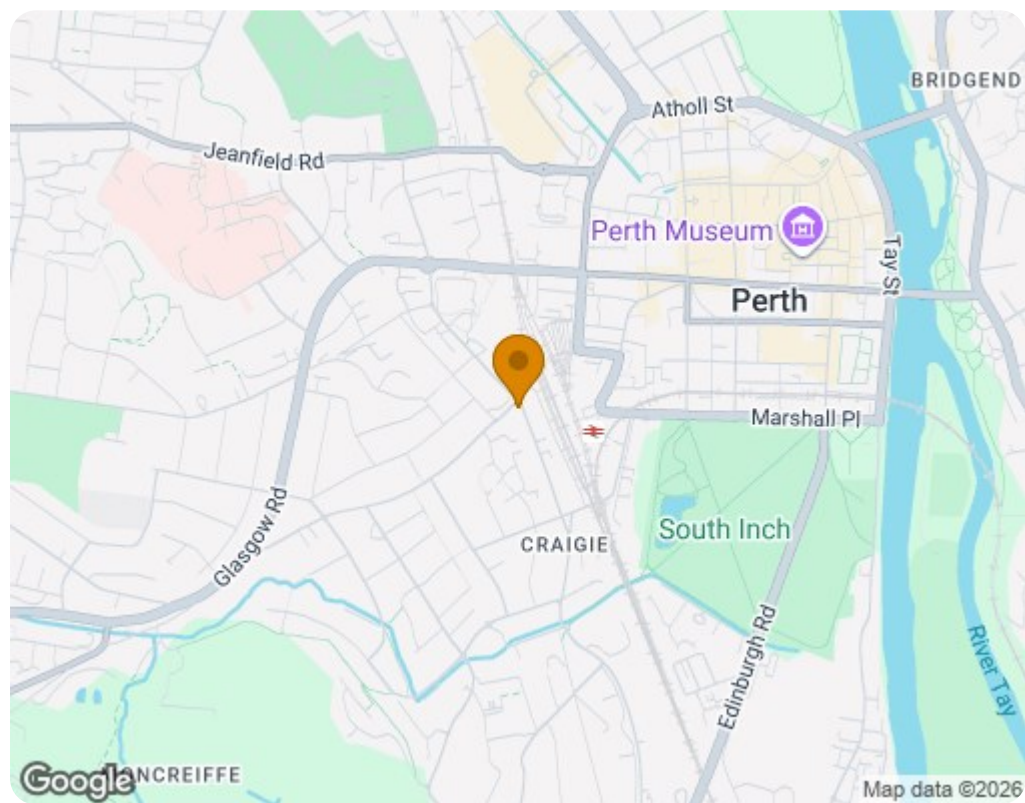
Shower Room
7'0" x 5'8" (2.14 x 1.75)





- Two Bedroom First Floor Apartment In The Sought After Location Of Craigie
- This Apartments Front Private Space Can be Changed Into Parking Subject To The Local Authoritys Approval
- Communal South Facing Back Garden With Outdoor Storage
- Move In Condition Throughout
- Gas Central Heating & Double Glazing
- Very Sought After Residential Location





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	65	
(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
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC