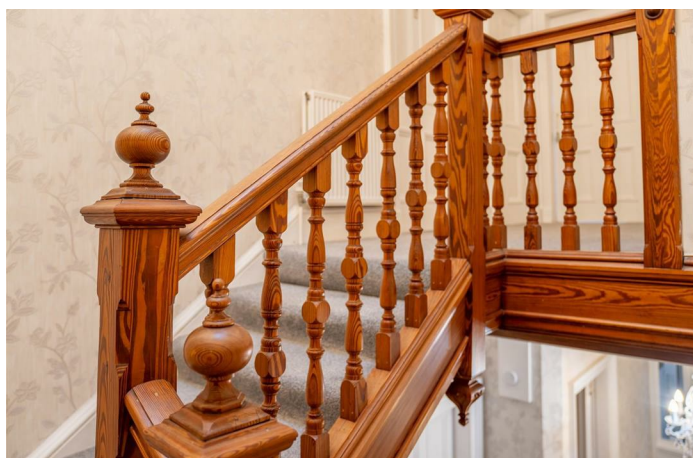
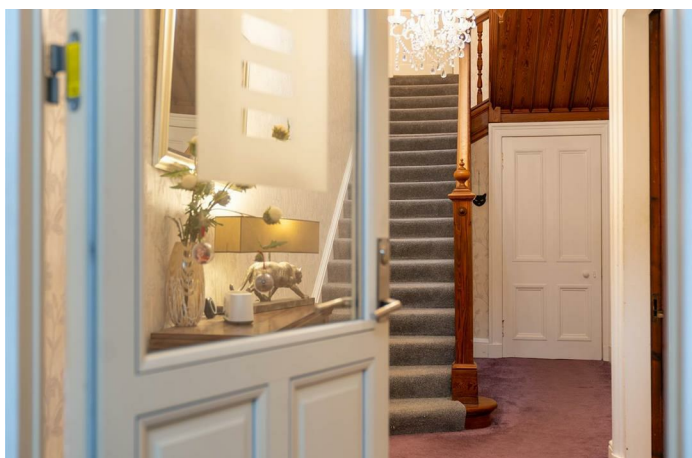


Simple Approach



**38 Glasgow Road, Perth
PH2 0PB**

Offers over £319,950

Simple Approach are delighted to bring to the market this truly impressive semi-detached home on the ever-popular Glasgow Road, Perth. A beautiful period property brimming with charm and character, this outstanding family home offers generous accommodation across multiple levels while retaining a warm and welcoming feel throughout.

The property boasts a bright and spacious lounge, flooded with natural light and perfect for relaxing or entertaining, along with a separate dining room ideal for family meals and hosting guests. The spacious kitchen provides ample room for cooking and informal dining, offering both practicality and comfort for everyday living.

This exceptional home features five generous bedrooms, thoughtfully arranged with one bedroom on each floor, providing flexibility for growing families or those working from home. Three of the bedrooms benefit from their own ensuite facilities, in addition to a well-appointed ground floor shower room, ensuring convenience and privacy for all members of the household.

Set upon a great plot of land, the property enjoys private garden grounds to the front, rear and side, offering plenty of outdoor space for children, entertaining, or simply enjoying the peaceful surroundings. The gardens complement the home perfectly and add to its sense of space and exclusivity. Additionally to this, the property boasts a summer house with electric mains. Parking for this property is on street. Further benefits include gas central heating and double glazing throughout.

This is a truly impressive period home offering space, character and versatility in an excellent location - an outstanding opportunity for families seeking a substantial property in Perth.

Lounge
13'8" x 15'4" (4.19 x 4.69)

Dining Room
12'4" x 15'1" (3.76 x 4.60)

Kitchen
22'4" x 12'4" (6.82 x 3.76)

Bedroom One (Ground Floor)
14'5" x 13'5" (4.40 x 4.10)

Ground Floor Shower Room
6'5" x 6'5" (1.96 x 1.97)

Master Bedroom
14'11" x 12'9" (4.56 x 3.89)

Ensuite Bathroom
10'2" x 6'2" (3.11 x 1.90)

Bedroom Three
14'5" x 13'4" (4.40 x 4.08)

Ensuite Shower Room
5'6" x 3'4" (1.70 x 1.03)

Bedroom Four
15'8" x 13'5" (4.79 x 4.09)

Ensuite Shower Room
3'4" x 5'7" (1.03 x 1.71)

Bedroom Five
7'10" x 11'2" (2.41 x 3.42)





- Impressive semi-detached period property
- Full of charm and character with spacious accommodation over multiple levels
- Bright and welcoming lounge filled with natural light
- Separate dining room ideal for family meals and entertaining
- Spacious kitchen with ample storage and worktop space
- Five generous bedrooms (one positioned on each floor) with Three Bedrooms benefiting from Ensuite Facilities
- Additional ground floor shower room for convenience
- Set on a great plot with private garden grounds to the front, rear and side. On Street Parking
- Gas central heating and double glazing throughout

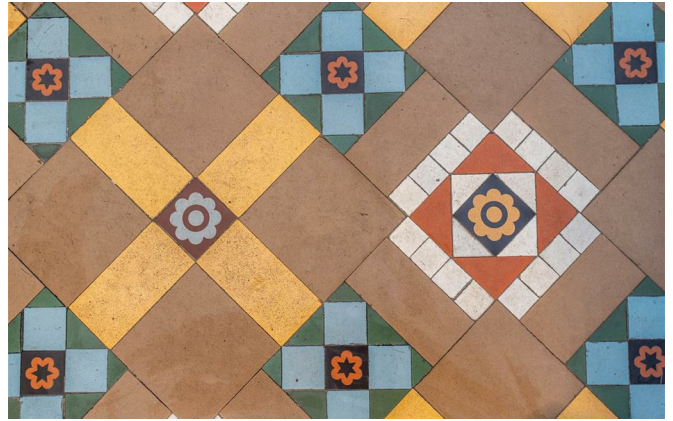
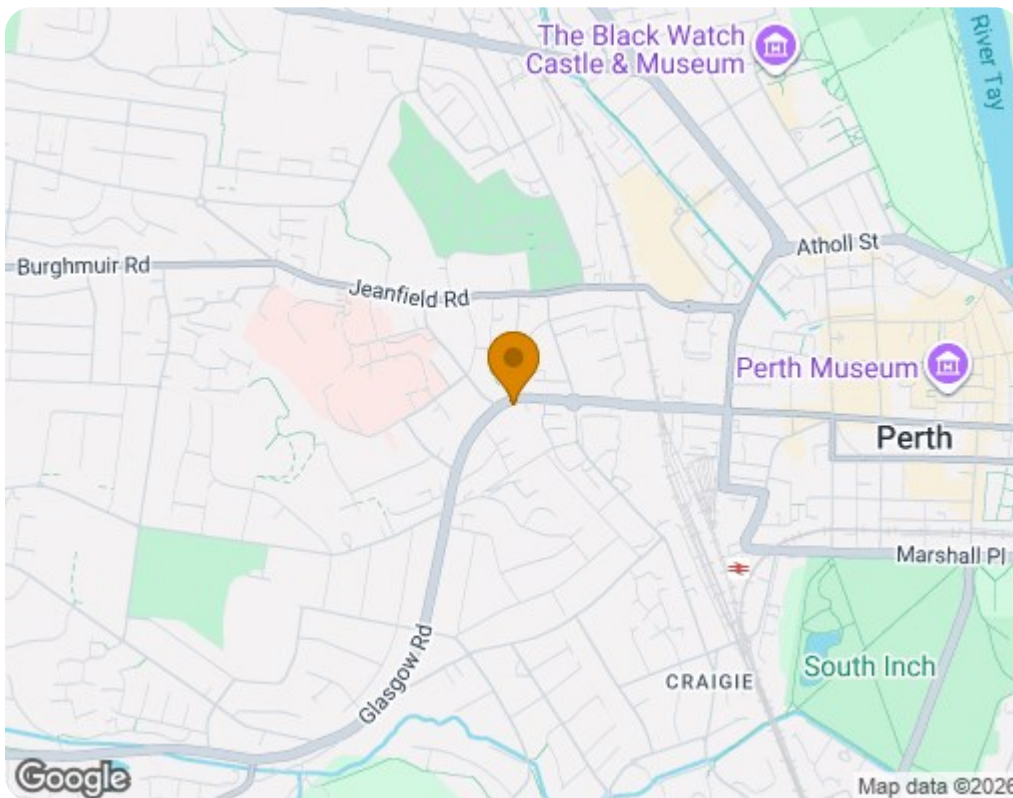




Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1274943)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		57	
(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		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	